



**GRASSROOTS**  
REALTY GROUP

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**274255 Range Road 22**  
**Rural Rocky View County, Alberta**

**MLS # A2254207**



**\$999,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,391 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	20.00 Acres		
<b>Lot Feat:</b>	Back Yard, Views		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	27-27-2-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	A-SML
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, See Remarks, Wet Bar, Wired for Sound		

**Inclusions:** NA

Opportunity knocks! DO NOT MISS OUT on this home on 20 acres backing onto COULEE. The home was moved onto a new foundation and substantially renovated in 2009. The foyer leads to the stunning kitchen with TONS of stained oak cabinets, granite counters, stainless steel appliances and large eat-in area. The formal dining room is very spacious allowing for a big dining table set and has a 2-way stone covered fireplace as a focal point. The formal living offers big windows allowing for plenty of natural light. There are two HUGE bedrooms on main floor one of which is the primary retreat that features a STUNNING 5 pce ensuite bathroom with a separate walk-in closet shower, soaker tub and walk-in closet. Finishing the main floor is another four piece bathroom, powder room and laundry room. The lower level is almost fully finished with in-floor heat, wet bar, wood fireplace and an almost complete bathroom (fixtures in place), and 2 great sized bedrooms! Outside there is SO MUCH POTENTIAL to create an oasis type of space with amazing views to the West. This will not last - call you favorite agent to book a viewing!