



GRASSROOTS
REALTY GROUP

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284016 Range Road 275
Rural Rocky View County, Alberta

MLS # A2254827



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,757 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	9.64 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	29-28-27-W4
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 fridges, 2 stoves, 2 built in dishwashers, 2 microwave hood fans, upright freezer in kitchen, washer, dryer, TV with mount in kitchen, reverse osmosis water treatment system, water softener, freestanding shelving in main floor pantries, Google/Liberty security equipment with no contract, overjohn in basement bathroom, 4 metal shelving units in basement storage and hobby rooms, all window coverings, garage door opener with 2 remotes, metal work bench with grinder, vice, and tool holder in garage, pool, play structure, dog house, dog kennel with shelter, 4 rain water totes, 3 rain water barrels, firewood, building materials behind garage, raised garden bed on west side of house, 2 flower pots on patio, burning barrel, horse watering trough, riding arena barrels, greenhouse, 2 horse shelters, chicken coop, storage shed.

If you've been searching for a spacious country home with room for extended family, space for your animals, and breathtaking views of the coulee, this is it! From the moment you step onto the inviting front deck overlooking the beautifully landscaped yard, you'll feel at home. Inside, gleaming maple hardwood floors lead you into a sunken living room with a cozy wood-burning fireplace. The formal dining room flows seamlessly into a large kitchen featuring a central island with eating bar, stainless steel appliances, and a sunny breakfast nook framed by bay windows. Step out onto the wrap-around rear deck and enjoy sweeping views of the coulee—perfect for family meals and entertaining. The private owner's retreat is a true sanctuary with a sitting area overlooking the coulee, a large walk-in closet, and a spa-like ensuite with a bubble jetted tub and separate shower. The main floor also includes three generously sized bedrooms, a 5-piece family bath with double vanity, a powder room, and a large laundry room complete with cabinetry, countertop, sink, and two walk-in pantries. The fully finished walkout basement offers incredible versatility. A private suite for extended family includes its own kitchen, dining/sitting area, large bedroom with laundry-ready walk-in closet, a 4-piece bath, and patio access to the east yard. The rest of the lower level is designed for fun and functionality, with a media room, games room, craft/hobby workshop, and abundant storage. Outdoors, the fenced pasture with riding arena, two horse shelters, chicken coop with power and water, storage shed, dog run, and large garden provide everything you need for a country lifestyle. Extensively renovated in 2007, this home now boasts over 1,000 additional square feet, in-floor heat on both levels, high-efficiency furnace, boiler with hot water storage, and a

manifold plumbing system. Major updates include septic system replacement (2008), rebuilt front deck, new rear deck stairs and door, new garage door opener, lower-level kitchen installation, upgraded lighting and electrical, and numerous cosmetic updates such as flooring, window coverings, paint, and bathroom upgrades. Over 50 trees have also been planted, adding to the property's beauty and privacy. This unique property combines comfort, functionality, and country charm—ready for you, your family, and your animals to enjoy for years to come.