



**GRASSROOTS**  
REALTY GROUP

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**254130 RGE RD 284**  
**Rural Rocky View County, Alberta**

**MLS # A2255089**



**\$1,799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	1972 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	20.01 Acres		
<b>Lot Feat:</b>	Farm, Front Yard, Garden, Greenbelt, Lawn, Many Trees, No Neighbours Beh		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	Private, Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	28-25-28-W4
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home		

**Inclusions:** none

GOLDEN OPPERTUNITY FOR INVESTORES & DEVELOPERS, 20-acre parcel only 5km from Calgary city limits. Close to all city amenities and Stoney Trail 3km away. Offering a Bi-level with many upgrades over the years. Featuring over 2100 SQ. FT of living space, Large country kitchen with oak cabinets and ceramic floors, Formal dining room with garden doors to a large east facing deck and miles of country views, big bright living room with FIREPLACE, 2 spacious bedrooms and a 4 pc bathroom. The lower level has large windows in the 2 bedrooms and family room with FIREPLACE plus a 3pc bath. The detached double garage is OVERSIZED & HEATED. Preliminary Meeting with rocky view county is done regarding subdivision, excellent opportunity for developers & investors to subdivide land in to ten 2 acer parcels, Also HOME BUSINESS CAN BEE DONE ON THE LAND. Good for horse lovers as well. Also have heated shop for home business, storage or repair, Great Home! Great Location! Call today for a private viewing!