



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**270139 Inverlake Road**  
**Rural Rocky View County, Alberta**

**MLS # A2256348**



**\$1,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,007 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Oversized, See Rem		
<b>Lot Size:</b>	5.29 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Electricity Paid For, Natural Gas
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Separate Entrance, Storage		

**Inclusions:** na

Welcome to this exceptional Newly Renovated acreage property in Rural Rocky View County, offering the perfect blend of comfort, space, and functionality. Situated on a beautifully maintained parcel, this property is highlighted by an incredible 4,000 sq. ft. shop featuring 16'x12' overhead doors, 100-amp service, fully insulated, drywalled, and painted interiors—ideal for business, storage, or hobby use. In addition, you'll find a 36'x24' detached garage providing even more vehicle and equipment space. The home itself is a fully developed bungalow offering nearly 2,000 sq. ft. on the main level plus a finished basement, making it perfect for families of all sizes (4000 sqft of living space). The main floor hosts 3 spacious bedrooms plus a den, ideal for a home office or flex space, while the lower level adds 2 additional bedrooms and generous living areas, ensuring plenty of room for everyone. This property truly combines country living with practicality, making it a rare opportunity for those seeking both a comfortable family home and exceptional shop space in the highly desirable Rocky View area.