



GRASSROOTS
REALTY GROUP

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292185 264 Township
Rural Rocky View County, Alberta

MLS # A2257421



\$1,275,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,704 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Garage Door Opener, Heated Garage, Tr		
Lot Size:	2.04 Acres		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Pa
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: John Deer Lawn Tractor; Starlink Dish; Shed

Welcome to this well-appointed acreage property set on just over two acres in Rocky View County. This big bungalow offers a thoughtful blend of comfort, function, and style, along with the conveniences of modern upgrades and reliable utilities. The main floor spans over 1,700 square feet, finished with warm, rough-hewn wood floors and anchored by a fully renovated kitchen. Here you'll find custom cabinetry with Häfele and Blum hardware, quartz countertops, high-end stainless steel appliances, a contemporary hood vent, and a chevron tile backsplash that adds a clean, modern touch. Just off the kitchen is a spacious living room with a gas fireplace and the huge windows in the dining area flood this space with natural light. A tiled, open entryway creates an inviting first impression, while a large office located near the front door makes working from home convenient. The primary suite is generously sized, offering a private retreat with a five-piece ensuite. A large second bedroom, four piece bathroom and laundry room round out the main floor. Two additional bedrooms and a bathroom on the lower level complete the home's total of four bedrooms and three full baths, with a fully finished basement that expands the living space and includes a second gas fireplace for cozy evenings. Practical features are well covered: central air conditioning, a septic system with tank and field, and water service through the Rocky View Water Co-operative—no well maintenance required. Car enthusiasts and hobbyists will appreciate the triple heated garage, equipped with 240 wiring, water service, mezzanine storage, and a four-post vehicle lift. In addition there's an over-height, 800 square foot, heated shop with epoxy floors and 240 wiring offering space for all kinds of hobbies. Outdoor living is easy here, with a multi-level deck that is partially covered and finished with

glass rails, as well as an exposed aggregate patio. The yard is nicely landscaped with trees that provide both shade and privacy, creating a space that feels quiet and settled. With a balance of modern finishes, solid infrastructure, and room to enjoy both inside and out, this property is a comfortable place to call home in a sought-after area of Rocky View County.