



**GRASSROOTS**  
REALTY GROUP

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**12153 Township Road 284**  
**Rural Rocky View County, Alberta**

**MLS # A2257708**



**\$1,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Attached		
<b>Lot Size:</b>	20.02 Acres		
<b>Lot Feat:</b>	Lawn, Level, Many Trees, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	22-28-1-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks		

**Inclusions:** suite fridge, hood fan

AMAZING OPPORTUNITY beautifully situated an easy half mile out of Crossfield. Just minutes to Airdrie and 20 minutes to Calgary International Airport, this is a commuter's dream! AG ZONING offer lots of flexibility in permitted uses for the property including being able to build an secondary dwelling (see supplements) ! This beautifully treed property is situated on 20 acres and the opportunities are endless. The home is a recently updated 1,450 +/- bungalow that offers three bedrooms above grade and two below in the Mother-in-law suite. Upon entering you are greeted by a mudroom with laundry hookup for the main floor and a sink. The kitchen has new counter tops and lots of newly painted cabinets! A large eating area finishes the space with a door leading to the rear deck that is surrounded by trees for added privacy. Around the corner you will find an oversized living room that is highlighted by a big window for natural light. Down the hall you will find a 4 pce updated washroom and 3 bedrooms - one of which is the primary. The lower level is developed into a 2-bedroom illegal suite with a full kitchen and separate laundry. The larger of the two lower level bedrooms could be used as an additional family room, or a larger primary for the suite as it does have a closet. Outside there is an oversized detached garage with a single carport bay between the garage and house. The property is fenced and cross fenced. The 30x50 mechanics shop is heated and dry walled with a hoist, paint booth, and tool shed. There is an underground root cellar to hold your vegetables year-round, an auto-water to the west of the yard, and a meat cooler that could be up and running with a little electrical work. Gorgeous trees surround the yard including apple trees ! This property really must be seen to be appreciated! Do not miss out on this opportunity, call today to

book your appointment. Property taxes listed are subject to change as the subdivision has just been created. \*Some photos virtually staged\*