



**GRASSROOTS**  
REALTY GROUP

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**22093 Township Road 283A**  
**Rural Rocky View County, Alberta**

**MLS # A2257738**



**\$1,450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	2,674 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	39.96 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Many Trees, No Neighbours Behind		

<b>Heating:</b>	Boiler, Fan Coil, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Concrete, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	Open Discharge, Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Metal Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s), Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Shelving, Storage cabinets etc		

Escape to your dream country lifestyle with this exceptional 4700+ sq/ft of living space custom home situated on just under 40 pristine acres of natural beauty and privacy. This one-of-a-kind property is designed for comfort, functionality, and entertaining &mdash; perfect for large families, multi-generational living, or for those craving space inside and out. 7 Spacious Bedrooms | 6 Bathrooms. A beautiful and expansive breezeway greets you as you walk in, seating areas, lockers for the shoes and coats, with laundry and a 1/2 bath also in this area. Up a few steps is the massive country-style kitchen with granite countertops, lots of cupboard space, a gas range with dual ovens for all those amazing meals. Check out the Sub Zero style Frigidaire Gallery series dual door refrigerator/freezer. Great size pantry with auto lighting. The first floor features separate family and living rooms for those quiet evenings, or watching your favorite game or movie in the other. The separation is great for entertaining. 2 great size bedrooms at one end with a (secret play area or Den) located from the one room. The other side of the home is where the primary bedroom is located. A spa-like ensuite with a 9' vanity, dual sinks, massive shower and a fantastic soaker tub to unwind. His and Hers separate walk in closets complete this amazing room. Downstairs you'll find a completely finished basement. Full kitchen set up with new fridge, dishwasher and an electric range. This huge kitchen/Rec area is over 472 sq/ft which would allow a nice dining area and TV with lots of seating room. There are 4 huge bedrooms, 2 with private 4pc ensuites. A full gym area, and large 2 pc bath. The entire basement and breezeway have in-floor heat that is amazing in the winter months. This home has a complete central air conditioning system to keep things cool in the summer. If you want a large garage look no

further as this one is a beauty. Fully heated, 40'x 60' with 10' ceilings. A 8' wide storage area at the far end is full of shelving to store just about anything. Lots of power for whatever you want to hook up. One 12'x 9' door, one 9'x 8' door. This is a peaceful rural setting with all the space and flexibility you need for family, hobbies, and hosting. Whether you're looking for room to grow, entertain, or unwind, this property checks all the boxes. Check out the awesome virtual tour. Just a 30 minute drive to YYC. Acreage homes like this don't come around often &mdash; book your private tour today!