



**GRASSROOTS**  
REALTY GROUP

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

88 Sharp Hill Drive  
Rural Rocky View County, Alberta

MLS # A2259077



**\$1,599,000**

Division:	Sharp Hill		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	1,870 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Insulated, Parking Pad, Quad or More Attached		
Lot Size:	1.96 Acres		
Lot Feat:	Conservation, Few Trees, Low Maintenance Landscape, Other		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Mixed, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity, Natural Gas, Garbage
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar		

Inclusions: na

Welcome to the Ultimate Dream Home in Sharp Hill! Looking for space, luxury, and a garage that'll make your friends jealous? Look no further &mdash; this massive 5 bedroom bi-level beauty is the whole package, and then some. Sitting pretty on 1.96 acres just 5 minutes to Airdrie and 15 to Calgary, you get the best of both worlds, peaceful country vibes with city convenience at your fingertips. Some features to peak your interest are; the massive windows that surround the home, bathing every room in natural light, the Eat-in kitchen perfect for pancake Sundays or late-night snacks, Walk-through pantry (because every great kitchen needs a secret passage), Walk-in closets that finally justify your shopping habit, Walk-out basement built for entertaining &mdash; includes a custom home theatre, wet bar, and yes&hellip; a man's dream den, And oh, did we mention the 9-car fully heated garage? That's right. NINE. Bring your toys, your tools, and your Tesla. Whether you're hosting a crowd or just enjoying quiet luxury, this home offers space, style, and substance in a stunning location. This isn't just a home &mdash; it's a lifestyle. So like I away say, start that car & come see it before someone else turns the key in your dream garage!