



GRASSROOTS
REALTY GROUP

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283242 Township Road 260
Rural Rocky View County, Alberta

MLS # A2259779



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,379 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	3
Garage:	Enclosed, Oversized, Quad or More Detached, RV Access/Parking, Workshop		
Lot Size:	10.50 Acres		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Many Trees, Pasture, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	4-26-28-W4
Exterior:	Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Smoking Home, Quartz Counters		

Inclusions: None

What a Fantastic property just on the edge of the city.. A terrific family home with 3 bedrooms and 3 full bathrooms. Character and Country Charm with all the modern amenities and up graded bathrooms and kitchen. Main bath has heated floors and a self flush toilet. Fabulous hardwood floors throughout. House has new shingles. New 1000 gallon septic tank in July. Landscaped and fenced on three sides. With a wonderful old barn and Quonset style shop. You need to be on the property to really appreciate its value. Better make an appointment right away to have your showing.