



GRASSROOTS
REALTY GROUP

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27403 Township Road 292
Rural Mountain View County, Alberta

MLS # A2260081



\$1,199,900

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 3,237 sq.ft. | Age: | 1974 (51 yrs old) |
| Beds: | 7 | Baths: | 4 full / 1 half |
| Garage: | Double Garage Attached, Double Garage Detached, Drive Through, Oversize | | |
| Lot Size: | 5.56 Acres | | |
| Lot Feat: | Garden, Landscaped, Private, Treed | | |

Heating: Baseboard, Boiler, In Floor, Natural Gas

Water: Well

Floors: Carpet, Linoleum, Tile

Sewer: Septic Field, Septic Tank

Roof: Asphalt

Condo Fee: -

Basement: Full

LLD: 8-29-27-W4

Exterior: Brick, Composite Siding, Wood Frame

Zoning: A AG

Foundation: Poured Concrete

Utilities: -

Features: Bar, Beamed Ceilings, Bookcases, Built-in Features, No Animal Home, No Smoking Home

Inclusions: 2nd Fridge in basement

Tucked away among mature trees, this beautifully maintained acreage offers the perfect blend of privacy, space & convenience, just 37 mins to Calgary Airport, 26 mins to Airdrie, under 50 mins to downtown Calgary & 17 mins to Crossfield. This sprawling bungalow on 5.56 acres has over 6,300 sq ft of living space (3,237 sq ft up + 3,126 sq ft down), making it an incredible opportunity for large families or multi-generational living, with solid bones & endless potential to personalize. Inside you'll find 5 bedrooms up(one can be an office or flex space) & 2 down, 3.5 bathrooms up & 1 full bath down, vaulted wood ceilings throughout the main level, a large kitchen overlooking the breakfast nook, a massive family room with stone faced wood burning fireplace, & patio doors leading to a private concrete patio, a bright living room also with stone faced wood burning fireplace & formal dining area, & a main-floor laundry room with sink & cabinetry for convenience off the back entry & garage. The fully finished basement is designed for entertaining & flexible living, featuring a huge rec/family room with another stone wood-burning fireplace & adjacent wet bar, 2 bedrooms, full bathroom, cold room, kitchenette, additional living/games room, flex space & a large storage area, plus stairs to access to the garage directly. Outside, the property impresses with a 72x40 heated, insulated Quonset with concrete floor, a 40x30 detached garage & a 24x24 attached garage, along with a huge garden area perfect for growing your own food & room for animals or recreation. Additional highlights include newer shingles & 2 zoned boilers with thermostats throughout the home for efficient comfort. This acreage is the perfect place to raise a family, create your dream hobby farm, or simply enjoy the serenity of country living with quick access to nearby communities & city amenities.

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