

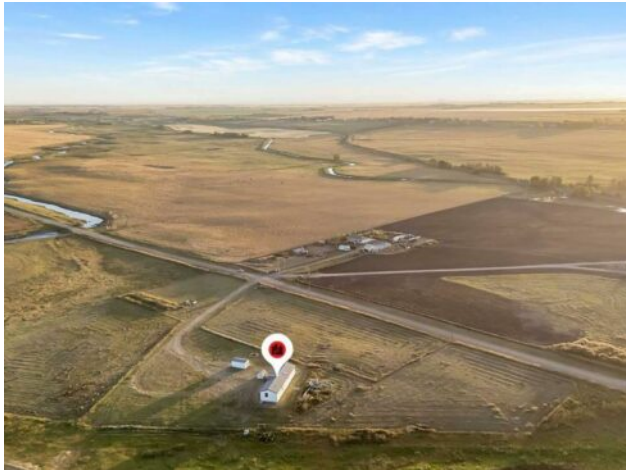


GRASSROOTS
REALTY GROUP

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

255140 Range Road 275
Rural Rocky View County, Alberta

MLS # A2260830



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,504 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	8.00 Acres		
Lot Feat:	No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Piling(s)
Features:	Open Floorplan, Pantry, See Remarks

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	-
Zoning:	RF
Utilities:	-

Inclusions: N/A

8 ACRES!! ONE OF THE BEST PRICED ACREAGE NEAR THE CITY OF CALGARY!! ONLY 10 MINS TO CALGARY!! SINGLE DETACHED GARAGE!! Sitting on 8 acres, this well-kept single wide mobile offers a bright open concept floorplan with spacious living, dining, and kitchen areas. The HUGE KITCHEN features ample cabinetry and counter space, while the cozy living room is anchored by a charming fireplace. The home includes 3 BEDROOMS and 2 FULL BATHS, including a PRIMARY BEDROOM with WALK-IN CLOSET and 4PC ENSUITE. The two additional bedrooms also feature walk-in closets and share a full bath. Step outside to enjoy the peaceful setting with a DETACHED SINGLE GARAGE and plenty of room to expand. Perfectly located just 12 minutes from Calgary city limits, this acreage combines country living with city convenience. A RARE OPPORTUNITY TO OWN 8 ACRES SO CLOSE TO THE CITY!!