



GRASSROOTS
REALTY GROUP

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

7 Stage Coach Meadow Rural Rocky View County, Alberta

MLS # A2267077



\$1,195,000

Division:	Sharp Hill		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,314 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Garage Faces Front, See Remarks, Triple Garage		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Gentle Sloping, Irregular Lot, Lawn, Many Trees, Meadow, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry, Sauna, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Almost all furnishings and items are negotiable.

Welcome to this immaculate estate home in the highly sought-after community of Sharp Hill, where pride of ownership and quality craftsmanship shine throughout. Perfectly positioned on 2 private acres surrounded by mature trees and natural beauty, this property offers the ideal blend of peace, privacy, and convenience — just minutes from both Airdrie and Calgary. From the moment you arrive, the long, private driveway and exceptional curb appeal set the tone for this stunning residence. Spotless in every way and truly better than new, this home offers over 3,300 square feet of developed living space, thoughtfully designed for comfort and function. Step inside to an inviting, bright open-concept main floor with expansive windows that fill the home with natural light and showcase tranquil acreage views. The huge kitchen is the heart of the home, featuring newer solid surface countertops, abundant cabinetry, a large island, and plenty of prep space for the family chef. Adjoining the kitchen is a spacious breakfast nook, perfect for casual dining and morning coffee, while the formal dining room — a rare find in today's newer builds — provides an elegant space for entertaining guests and hosting special occasions. The home includes five spacious bedrooms, including a relaxing primary retreat, and a fully developed walkout basement that extends your living space with room for a recreation area, media room, gym, or guest room. Large windows and a walkout patio invite natural light and connect you to the beautiful, tree-lined property beyond. Car lovers and outdoor enthusiasts will appreciate the triple car garage with one oversized garage door, ideal for trucks and larger vehicles, plus ample parking for all your toys — RVs, boats, trailers, and more — with space to spare. Every detail of this property has been carefully

maintained and upgraded, offering a truly move-in-ready home that blends luxury, livability, and the charm of country life. If you’ve been searching for the perfect mix of acreage lifestyle, modern comfort, and unbeatable location, this Sharp Hill gem is the one you’ve been waiting for.