



275200 Township Road 233
Rural Rocky View County, Alberta

MLS # A2268428



\$1,389,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,829 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Oversized, Triple Garage Attached, Workshop in Garage | | |
| Lot Size: | 4.00 Acres | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Many Trees | | |

| | | | |
|--------------------|--|-------------------|---------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | Country Residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s) | | |

Inclusions: N/A

4 ACRE LOT!! FULLY LANDSCAPED!! OVERSIZED & HEATED TRIPLE ATTACHED GARAGE!! MASSIVE DRIVEWAY FOR RV & TOYS!! SEPARATE WORKSHOP GARAGE (51'x31.2')!! 3400+ SQFT OF LIVING SPACE!! 6 BEDROOMS!! 3.5 BATHS!! This beautiful acreage offers the perfect blend of space, comfort, and functionality! The main floor features a bright living area with a cozy fireplace, a stunning kitchen with a large island, pantry, and custom cabinetry, plus a spacious dining area with access to the deck overlooking your landscaped yard. The PRIMARY BEDROOM includes a 4pc ensuite, walk-in closet, and a private balcony with peaceful backyard views. Two additional bedrooms share a 4pc bath, and there's also a convenient 2pc bath and main floor laundry with access to the garage. The OVERSIZED TRIPLE GARAGE is heated with IN-FLOOR HEATING. Electric IN-FLOOR HEATING in every bathroom, the front entrance, and the laundry room — adds an extra touch of luxury. The in-floor heated basement includes 3 bedrooms (one currently used as an office), a 3pc bath, a huge recreation area, and ample storage. The SEPARATE WORKSHOP GARAGE (51'x31.2') is built with INSULATED CONCRETE FORMS (ICF) — offering superior insulation with NO HEAT LOSS — and also features IN-FLOOR HEATING. The property is surrounded by mature trees and includes a full IRRIGATION SYSTEM with sprinklers around the house for easy maintenance. Located on a CORNER LOT just minutes from Langdon, close to schools, shopping, and everyday amenities — this property truly has it all. COUNTRY LIVING WITH CITY CONVENIENCE — YOUR DREAM ACREAGE AWAITS!!