



GRASSROOTS
REALTY GROUP

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283171 Township Road 272
Rural Rocky View County, Alberta

MLS # A2268482

\$999,900



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,123 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	38.72 Acres		
Lot Feat:	Back Yard, Cleared, Farm, Front Yard, Lawn		

Heating:	Forced Air, Propane
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	Well
Sewer:	Sewer
Condo Fee:	-
LLD:	9-27-28-W4
Zoning:	AG
Utilities:	-

Inclusions: NA

Welcome home! This 39 +/- acre parcel is minutes from Airdrie on pavement - such easy commuting distance and waiting for its new owner! This quaint home offers three bedrooms two full bathrooms and an unfinished basement offering lots of opportunity for a growing family. Flooring and appliances have been replaced in recent years. Outside you will find almost 40 acres of very useable land - over half of which is in hay and the balance pasture. Perfect for a hobby farm. The barn 40x36 with concrete tack area. Opportunities to get this much land so close to the city do not come up very often, there is fantastic value here!