



GRASSROOTS
REALTY GROUP

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41127 Township Road 283
Rural Rocky View County, Alberta

MLS # A2268541



\$2,399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,734 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Front Drive, Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	15.05 Acres		
Lot Feat:	Dog Run Fenced In, Farm, Fruit Trees/Shrub(s), Pasture, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Hardwood, Laminate, Slate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-28-4-W5
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas, Sewer Connected,
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, No Smoking Home, Vaulted Ceiling(s), Wood Windows		
Inclusions:	pool table, piano bar and hutch, wine fridge		

Heated Indoor Riding Arena/Barn, Luxury Walkout Bungalow with Stunning Mountain View | Minutes to Cochrane & Hwy 22 For the equestrian enthusiast, this property is truly exceptional. It is just so amazing and wonderful to be able to walk out to your own private in-door heated riding arena (70' x 142') that provides year-round training and riding opportunities. The attached heated barn includes 6 box stalls, a tack room with viewing window and cupboards and a sink to make a coffee or a snack. Along with a washroom and wash bay, and garage for equipment and storage. There are many pens and paddocks, shelters, auto waterers, and a 100 x 200 outdoor riding arena. Exceptional custom-built walkout bungalow offering over 5,055 sq. ft. of quality living space. The home showcases superior craftsmanship with air conditioning, hardwood and slate flooring, vaulted ceilings, and solid cherry woodwork throughout. The gourmet kitchen features granite counters, custom cabinetry, high-end appliances, and a bright breakfast nook with fabulous mountain views. The spacious living room centers around a stunning stone gas fireplace, while the formal dining room is perfect for entertaining. The primary suite includes a sitting area, dual walk-in closets, and a luxurious ensuite. Two additional bedrooms share a Jack-and-Jill bath. The fully finished walkout basement with in-floor heat offers a family room, games area, den/hobby room, 4th bedroom, bath, and ample storage. A heated triple attached garage (40' x 22') provides room for vehicles and workspace. A rare opportunity—luxury living and equestrian excellence just minutes from town! Truly a gorgeous property! Act fast!!!! Checkout the virtual tour.

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