



**GRASSROOTS**  
REALTY GROUP

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**B, 253131 Range Road 272**  
**Rural Rocky View County, Alberta**

**MLS # A2269225**



**\$1,099,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,453 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.21 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	22-25-27-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AGEN
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Laminate Counters, See Remarks		

**Inclusions:** built-in microwave, built-in cooktop

**INCREDIBLE OPPORTUNITY!** This polished bungalow has been updated and ready for your family to call it home. The long driveway, mature trees and landscaping give this property a private setting. Upon entering, you are greeted by a modern farmhouse feel with a bright and open living room, dining and kitchen space. The kitchen is a chef's dream offering stainless steel appliances (including a new built-in microwave), granite counters, and tons of cabinet and counter space. The living room is spacious with big windows and a custom fireplace as a focal point. There are three good-sized bedrooms one of which is the primary with an updated three pce ensuite, the second has a cheater door to the main bath that has been recently updated, and a third bedroom is set at the front of the home and currently acts as a home office. Access to your oversized double garage and main floor laundry complete the main floor. On the lower level you will find LVP flooring, a huge recreation room, 4th bedroom (window not egress), and space to add another bathroom, should you choose to do so. This home has an updated top-of-the-line water filtration system and a good-producing well. The house has been upgraded in recent years including the furnace, hot water tank, roof, and siding. The shop measures 24' x 32' and has electricity and a drain system, so use it as equipment storage, convert to a barn, or use as a shop - many options! This property is immaculate and move-in ready. Welcome home! Call to book your private viewing today!