



GRASSROOTS
REALTY GROUP

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162 Country Lane Drive
Rural Rocky View County, Alberta

MLS # A2272295



\$1,649,900

Division:	Country Lane Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,059 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Triple Garage Attached		
Lot Size:	2.01 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Irregular Lot, Landscape		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Concrete, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Storage, Vinyl Windows		

Inclusions: lawn and snow maintenance equipment (negotiable) , Garage Cabinets, Lower Fridge/ Dishwasher / Stove

Wow, set on a 2-acre parcel in desirable Country Lane Estates, this exceptional acreage offers unmatched tranquillity, unobstructed mountain views, and quick access—just 20 minutes to downtown Calgary and minutes to the Trans-Canada Highway. Substantially renovated in 2017, this impressive bungalow showcases extensive updates and a near-perfect layout! Massive windows throughout capture panoramic views in all directions, filling the home with natural light and a sense of serenity. The updated chef's kitchen features a full appliance package—including stove, microwave, dishwasher, and refrigerator—with seamless flow into the living and dining areas. The main floor offers three generous bedrooms, including a luxurious primary retreat with private deck access, a steam shower, a bidet, and a spacious 5-piece ensuite. The fully developed walkout lower level provides exceptional versatility for extended family, guests, or nanny accommodations. It includes a full second kitchen with a complete appliance package, a large bedroom, a bright recreation area, a formal den, ample storage (including a playroom under the stairs), and a temperature-controlled wine cellar with professional racking. In-floor heating on this level ensures year-round comfort. Mechanical upgrades include a high-efficiency furnace, hot water tank, furnace-mounted professional HEPA filter, air conditioning, in-floor heat in both the lower level and attached garage, central vacuum, and a timer-controlled exterior lighting system. Car enthusiasts and hobbyists will love the heated triple attached garage with epoxy floors, knockdown ceilings, included metal cabinets and workbench, and a Cal Canna heater. Even more impressive is the nearly 900 sq. ft. heated workshop/garage, complete with 12-ft ceilings, 220V service, and a gas line—perfect for equipment,

vehicles, and large-scale projects. Outdoors, the property continues to shine: a wraparound deck, additional decks off multiple rooms, a large rear concrete patio, a fenced backyard, a fully paved driveway, and negotiable lawn/snow maintenance equipment for turnkey acreage living. Bingham Crossing shopping complex under construction just 4 minutes away, Phil Mickelson golf course, Launch Pad, Calaway Park, private/public schools (bussing) and quick access to city or Rocky Mountains. Book a private showing to view this amazing haven.