



GRASSROOTS
REALTY GROUP

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284211 Township Road 252
Rural Rocky View County, Alberta

MLS # A2275897



\$2,180,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,141 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking, Single Garage Detached		
Lot Size:	4.02 Acres		
Lot Feat:	Back Yard, Corner Lot, Garden, Many Trees, Other		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-RUR
Foundation:	Block	Utilities:	-
Features:	See Remarks, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Gas Range, Refrigerator, Microwave Hood Fan, Dishwasher, Water - Filtration

Country living, yet few minutes to Calgary, A Large 4 bedroom house on 4.02 Acre land authorized by Rockyview County for LIVE & WORK permit for Commercial use. (check with the County for permit details in the neighbourhood), this house has gone through major renovations and upgrades in the recent years inside and out, lots of trees along driveway & around the house for more privacy while enjoying the camper setting area by the fire pit & the waterfall, a large private fenced backyard & a glass enclosed garden, a second water well and septic tank for your use, a second driveway that leads to the back paved commercial use area & large metal Quanset 30 ft by 60 ft 10 ft ceiling with its own power, heated insulated and commercial concrete flooring, and few other structures for your use or rental return. the surrounding area is advancing into new developments, with a new hotel , playground and shopping centre by OMNI Development to be built in the next few years just west of this property.