



GRASSROOTS
REALTY GROUP

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250020 Range Road 32
Rural Rocky View County, Alberta

MLS # A2279609



\$1,640,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,513 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	4.00 Acres		
Lot Feat:	Corner Lot, Landscaped, Lawn, Level, Many Trees		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Infill Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shed		

Experience the best of both worlds with this breathtaking 4-acre estate, where idyllic country living meets exceptional comfort and style. This impeccably maintained 2-storey walkout residence with 4782 sq ft of total living space blends timeless European charm with luxurious finishes, featuring rich oil-stained hardwood, elegant brick wood-burning fireplaces, and a grand tower foyer with a curved staircase. The main level offers a spacious living room, formal dining area, and an open gourmet kitchen with modern shaker cabinetry, granite countertops, and an eating bar—ideal for entertaining. A large family room gives you tons of extra space for the family. Upstairs, you’ll find three generous bedrooms, including a stunning primary suite with a spa-like ensuite. The fully developed walkout level—currently set up as a full illegal in law suite—includes an additional bedroom, den, large family room, kitchen, and separate access. The home showcases tile, hardwood, and carpet flooring, and is complemented by a detached 2-car garage, paved circular driveway with RV parking potential, expansive fenced garden, firepit, storage area with a unique wood-burning sauna and games room, plus a garden shed, mature trees, and landscaped grounds. Zoned for horses and close to both private and public schools. This property offers the tranquil living just minutes from Calgary and located close to the future Bingham crossing shopping centre featuring Costco! You will love the quick access to Highway 1 for heading out of town and other destinations. It will be a pleasure to move when this is your destination!