



GRASSROOTS
REALTY GROUP

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149 Sharp Hill Drive
Rural Rocky View County, Alberta

MLS # A2284437



\$1,379,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,485 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Paved, Triple Garage Attached		
Lot Size:	2.37 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Irregular Lot, Native Plants, Private		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, ICFs (Insulated Concrete Forms), Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Dishwasher, Dryer, Garage Controls, Gas Stove, built-in Microwave, Refrigerator, Air Conditioning-Central, Alarm/Security System, Speaker system, window coverings, mini bar fridge and TV wall mount

RARE WALKOUT ACREAGE WITH LUXURY LIVING | 2.37 ACRES | 1.5-STOREY | OVER 3,900 SQ FT OF LIVING SPACE | 5 MIN TO CROSSIRON & COSTCO Welcome to a truly exceptional property where country serenity meets city convenience. Set on 2.37 beautifully landscaped acres with sweeping views and remarkable privacy, this custom 1.5-storey walkout home offers a lifestyle that feels like a retreat, yet sits just minutes from CrossIron Mills, Costco, and major routes into Calgary. From the moment you arrive, you'll appreciate the thoughtful design, quality construction, and timeless craftsmanship throughout. Offering over 3,900 sq ft of fully developed living space, this home features vaulted ceilings, a wide-open floor plan, heated flooring throughout house and expansive windows that flood the interior with natural light and frame the surrounding landscape. Built with high-efficiency ICF concrete construction to the roof, R-50 walls, R-50+ attic insulation, triple-pane Low-E windows, and a sunroom, this is a home designed for year-round comfort, durability, and impressively low utility costs. Comfort comes from a combination of hydronic in-floor heating, forced-air fan coil system, and a beautiful radiant soapstone fireplace/wood stove. The heart of the home is the custom maple kitchen with granite countertops, large eating bar, pantry, and elegant maple built-ins and railings throughout. The main level offers generous living and dining spaces perfect for entertaining and everyday living. Upstairs, the primary suite is a true sanctuary, privately set apart from the main living areas, featuring a walk-in closet and a spa-inspired 4-piece ensuite with jetted corner tub and separate shower. The fully developed walkout basement expands your living space with a large family/rec room, additional bedrooms and bathroom, excellent storage, and a wet bar, making it

ideal for guests, teens, or multi-generational living. Step outside and discover your own private outdoor paradise. Enjoy a large custom stone patio, firepit area, paving stone walkways and steps, lush flower beds, and wide open spaces to relax or entertain. The property also features a 45' x 45' garden plot, fruit bushes and trees (including goji, raspberries), a cedar greenhouse, 5' x 20' storage shed, a two-storey playhouse/shed combo, and even a 200-ft zipline. A large privacy berm at the back of the home creates a secluded, park-like setting, and there is a fenced area perfect for kids or pets. Additional highlights include: • Triple heated attached garage + large open driveway • Private well (no water bill) • 1500-gallon rainwater collection tank • Septic system with alarm • HRV & central vacuum system • Gas lines to stove, dryer & BBQs • Low-maintenance acrylic stucco/brick exterior This is a rare opportunity to own a high-performance, energy-efficient acreage that offers space, privacy, views, and unbeatable proximity to city amenities. A home that feels like a getaway, but feels like a dream every single day.