



281141 TOWNSHIP ROAD 274
Rural Rocky View County, Alberta

MLS # A2286844



\$1,295,000

Division:	NONE		
Cur. Use:	-		
Style:	2 Storey		
Size:	3,005 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Gravel Driveway		
Lot Size:	69.93 Acres		
Lot Feat:	Farm, Many Trees, No Neighbours Behind, Pasture		

Heating:	Baseboard	Water:	Well
Floors:	Carpet, Laminate, Parquet	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle, Clay Tile	Near Town:	Airdrie
Basement:	Full	LLD:	23-27-28-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	Cable Connected, Natural Gas Connected, Phone Connected

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), French Door, Kitchen Island, Laminate Counters, Separate Entrance, Storage, Walk-In Closet(s)

Major Use: Sheep

PRIME OPPORTUNITY to own 69.93 ACRES of PRIME AGRICULTURAL LAND w/3,988 SQ FT of DEVELOPED SPACE, just MINUTES from AIRDRIE + CALGARY!! This FENCED + PRIVATE A-GEN ZONED PARCEL offers the ideal blend of RESIDENTIAL LIVING, AGRICULTURAL USE + INCOME POTENTIAL. Built on a SOLID FOUNDATION, this home is perfect for a family ready make it their own, + create their DREAM HOME in an unbeatable location. With ROOM TO GROW, SPACE TO WORK + ENDLESS POTENTIAL, this versatile acreage is ideal for hobby farmers, investors, or anyone looking for MORE SPACE + FREEDOM w/HIGH sweat equity potential!! Enjoy ANNUAL INCOME from a Power Line Easement (approx \$8,000/year) \$\$\$, PLUS added REVENUE from leasing the land for Grazing or Crop Cultivation \$\$\$\$. The land is currently leased for grazing but has previously been used for crop production, offering FLEXIBLE INCOME POTENTIAL!! The home BOASTS 3,988 SQ FT of Total Developed Living Space, w/5 BEDS, 4 BATHS, multiple FLEX SPACES + an INCREDIBLE ROOFTOP PATIO w/EXPANSIVE COUNTRY VIEWS!! INSIDE THE HOME, you'll find plenty of ORIGINAL CHARM awaiting your personal touch. Just off the front foyer is a dedicated HOME OFFICE complete w/built-in shelving-ideal for today's work-from-home lifestyle. The LIVING ROOM is designed for entertaining, showcasing a 360-degree fireplace that also warms the DINING ROOM - large enough to host the entire family for holiday gatherings. The SPACIOUS KITCHEN offers AMPLE CABINET SPACE w/a CENTRAL ISLAND, PENINSULA + MASSIVE WALK-IN PANTRY. Completing the main level is a mudroom w/dual closets + a 3-pc bathroom for added convenience. The UPPER LEVEL has a spacious + UNIQUE Primary Bedroom w/a

WALK-IN closet, 3-pc EN-SUITE + direct access to a sunroom that opens onto the impressive 31' x 26'; ROOFTOP PATIO- a perfect setting for morning coffee or relaxing summer evenings. Additionally, the upper level includes 3 generously sized bedrooms, a 5-pc main bathroom + a 2nd laundry room. The DEVELOPED BASEMENT includes a HUGE FAMILY ROOM, 5th bedroom w/walk-in closet, 3-pc bathroom, flex area + an extra-large utility/laundry room. There's even a cooling cellar for storage. Recent Upgrades: Upstairs has Fresh paint + Newer Windows and is prepped + ready for new flooring. The home is asbestos-free. Mechanical updates include a new 50-gallon hot water tank, new pressure pump, and a fully operational radiant heating system. OUTSIDE, enjoy a 29' x 23'; OVERSIZED ATTACHED GARAGE, plus a 13' x 9' shed and a 54' x 8' workspace with a stall, offering ample space for animals, equipment, or hobby use. To the right of the home, you'll find a fenced pheasant pen with a small roofed roosting structure, ideal for birds and easily repurposed for chickens or small livestock. Located ONLY 10 minutes east of Airdrie and 20 minutes from Calgary, this is a dream location for those who want the peace of country living without giving up proximity to the city. Book your showing NOW!!