



274181 Range Road 23
Rural Rocky View County, Alberta

MLS # A2288071



\$1,650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,905 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	31.78 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Landscaped, Many Trees, Open Lot, Rectangular		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	28-27-3-W5
Exterior:	Concrete, See Remarks, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Wet Bar		

Inclusions: bsmt fridge, hot tub (as-is)

Amazing opportunity just outside of Airdrie! This 31.78 +/- acre very private and sheltered country retreat must be seen! Upon entering the 1,905+/- WALK-OUT BUNGALOW you are greeted by hardwood floors, huge windows, VAULTED ceilings, pot lights, and a very open layout. The gourmet kitchen includes custom cabinetry, a large breakfast bar, upgraded counter tops, stainless steel appliances, and loads of storage. The living room is very spacious and offers a stone covered gas fireplace as a focal point. The primary retreat is huge with big windows and a spa like 5 pce ensuite featuring a jetted tub, walk-in shower, and a fantastic closet. There is a secondary bedroom on main floor currently being used as an office. Completing the main floor is a huge laundry/mudroom that leads to the triple attached heated garage that has enough space for your vehicles and toys. The lower level is fully finished with in-floor heat and offers three additional bedrooms, a wet bar, and a great sized recreation /games room. Outside you will find a 36x48 shop with an overhead door with additional storage (with power). There are 10 acres +/- of newly seeded hay/pasture land and an insulated chicken coup/shed, along with a 120 x 80 sand screening base riding pen. The yard is beautifully landscaped with fruit trees, berry bushes and perennials. The exterior of the house has programmable LED lighting recently installed as well! This property really must be seen to be appreciated! Call for more details or to schedule a private viewing.