



**250257 Conrich Road**  
**Rural Rocky View County, Alberta**

**MLS # A2295149**



**\$1,649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,601 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Driveway, Gravel Driveway, None, Other, Outside, Oversize		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

This beautifully renovated bungalow offers the perfect blend of space, comfort, and convenience. Featuring 5 generously sized bedrooms &mdash; 3 on the main floor and 2 in the basement &mdash; along with 3 full 4-piece bathrooms, this home is ideal for families of all sizes. The bright and open main living area showcases stunning mountain views and is filled with natural light. The spacious kitchen features quartz countertops, stainless steel appliances, ample cabinetry, a large pantry, and charming French doors. The primary bedroom includes a walk-in closet and a private ensuite bathroom. Two additional well-sized bedrooms and another full bathroom complete the main level. The basement offers even more living space with 2 large bedrooms, a full bathroom, and a separate entrance. It is recently partially renovated, making it ideal for an extended family. Situated on 4 level acres, this property also includes a massive 3,288 sq. ft. workshop, perfect for storage, hobbies, a home business, or equipment. Conveniently located close to all amenities, with quick access to Stoney Trail and McKnight Boulevard, and only 5 minutes to city access, this property offers country living with city convenience.