



**270092 Glenmore Trail
Rural Rocky View County, Alberta**

MLS # A2298656



\$1,099,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,565 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	4.18 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Gazebo, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Garage Electric Heater, Garage Remote(s), Gazebo, Storage Container (Northside of Property), Shed, Year Round waterer(s), Freezer Kitchen, Freezer Downstairs, Hot Tub

Want to raise your family in the peace & quiet of the country with room for your horses but still be within 20 minutes of Calgary?? Look no further. This 4.18 acre property comes complete with a fully finished bungalow with a walk up basement offering over 3,000 sq ft of developed living space and it is fully set up for your horses. Located just outside of Langdon you’ll get the best of both worlds being fully immersed in a country lifestyle with city convenience just minutes away. The 5 bedroom bungalow was built in 2004 and includes the bonus of central air conditioning. You’ll love the super functional open plan layout with vaulted ceilings, vinyl flooring and tons of windows providing an abundance of natural light. The kitchen is finished in popular 2 tone cabinetry and black stainless steel appliances plus there is a corner pantry and an island with breakfast bar for extra seating. A generous dining area is just next to the kitchen with convenient access to the back deck for grilling and outdoor entertaining. Both the kitchen and dining room are open to the main living area which includes a cozy gas fireplace for your family to gather around in the cooler months. You’ll find 3 bedrooms on this main level including the primary with its own 5 pc ensuite, walk-in closet and private access to the spacious back deck. The other 2 bedrooms share the main 4 pc bath and the laundry room is also conveniently located on this level. The fully finished lower level with walk up has 2 more bedrooms for a grand total of 5. A nice sized recreation area and 3 pc bath make this the perfect retreat for your teenagers or other family members to call their own. In the West facing yard you’ll enjoy a large stamped concrete patio with pergola in addition to your large back deck making this the ultimate place to spend time with family or entertain guests. The large double detached

garage has electric heat perfect for a handyman, hobbyist or car enthusiast. There is plenty of room to park all of your toys and there are hook ups for your RV or for a guest. You and your horses can live the dream on this property with several fenced paddocks of varying sizes, 3 horse shelters, year round automated waterers by Ritchie, 2 frost free water hydrants, horse tie ups behind the garage and more. This property is fully fenced with automatic gate securing your belongings. If the country is calling your name don't miss your chance to make this one home.