



12048 Township Road 282
Rural Rocky View County, Alberta

MLS # A2299347



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,368 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	30.89 Acres		
Lot Feat:	Creek/River/Stream/Pond, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-28-1-W5
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: N/A

Open House Saturday April 11, 2-4 PM Welcome to this beautifully maintained 30.89 acre property in Rocky View County, zoned Ag General, offering a perfect blend of privacy, functionality & convenience just under 10 mins to Airdrie & 25 mins to Calgary Airport. Entering the home you are greeted by a spacious foyer with durable tile flooring leading upstairs to the bright main level featuring large windows, vaulted ceilings & an inviting family room with gas fireplace. The kitchen showcases rich cabinetry, granite countertops, stainless steel appliances, plus a cozy breakfast nook surrounded by windows, while a separate formal dining area sits adjacent for larger gatherings. Just off the kitchen is a convenient laundry room combined with a 1/2 bath & direct access to the newer deck overlooking the property. The main level includes 3 bedrooms including a primary retreat with walk-in closet & 3 pc ensuite, along with a full 4 pc bathroom. The mostly finished basement offers approximately 1075 sq ft with 2 additional bedrooms, a large open rec space, plenty of natural light for a lower level, plus room to add another bathroom & potentially a 6th bedroom or flex space with only about 250 sq ft left to complete. The home is finished with durable Hardie board siding, has central air conditioning & shingles replaced in 2022 along with the deck. Outside you will find a 23x21 attached double garage, a 40x60 barn/shop, fenced & cross fenced pasture, a waterer conveniently located near the barn, plus a scenic meandering creek bordering the property creating a picturesque & functional rural setting ideal for livestock, hobby farming or simply enjoying acreage living.