



**45 Country Lane Drive
Rural Rocky View County, Alberta**

MLS # A2304928



\$1,399,000

Division:	Country Lane Estates		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	2,243 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Environmental Reserve, Irregular Lot, Landscaped, Rolling Slope, See Remarks		

Heating:	In Floor, Natural Gas	Water:	Shared Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	NA
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Elevator, No Smoking Home		

Inclusions: N/A

4 BEDROOMS | 3 BATHROOMS | 3-CAR GARAGE | 2 ACRES | MINUTES TO CALGARY | MOUNTAIN VIEWS | OPEN HOUSE SUN, APR 26, 2 – 4PM Welcome to this spectacular acreage property at 45 Country Lane Drive – 2 acres of breathtaking country living, just 20 minutes from downtown Calgary. From the moment you arrive, pride of ownership and exceptional craftsmanship are evident throughout. The thoughtfully designed kitchen features an octagonal breakfast nook perfectly positioned to frame stunning mountain views – a daily reminder of why you chose this lifestyle. The classic formal dining room flows seamlessly to a walk-out wrap-around deck, ideal for entertaining or simply soaking in the tranquil surroundings. With 2,175 sq. ft. of RMS living space spread across three levels, this home offers both grandeur and warmth. Three fireplaces – one on each level – create an inviting atmosphere that makes every corner of this home feel like a retreat. The house is fully air-conditioned. The lower level adds even more versatility with a games room and spa, perfect for relaxation or hosting guests. The oversized 3-car garage provides exceptional storage and functionality, while acreage offer incredible future potential. Whether you're dreaming of space to breathe, room to grow, or the serenity of rural Rocky View County living – this property delivers it all. A rare opportunity to own a truly one-of-a-kind acreage property with the convenience of city proximity. Don't miss it.