



GRASSROOTS
REALTY GROUP

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283235 Township Road 224
Rural Rocky View County, Alberta

MLS # A2053338



\$5,499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,225 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	21.67 Acres		
Lot Feat:	Corner Lot, Landscaped, Views, Wetlands		

Heating:	Combination, In Floor, Make-up Air, Heat Pump, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Partial	LLD:	21-22-28-W4
Exterior:	Wood Frame	Zoning:	Ag-Gen
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, See Remarks, Steam Room		

Inclusions: all Tv's and all brackets, built in sound system and all speakers, hot tub and equipment, furniture in sunken living room, all water treatment equipment in the home, all gym equipment.

An extraordinary, expansive acreage, offering functional spaces & exceptional amenities. Situated on 21 acres, this captivating estate presents natural beauty, privacy, & endless possibilities. From the 20-car garage, commercial greenhouse, barn, riding arena & mechanic shop, this property provides a unique opportunity for a multifaceted/entrepreneurial lifestyle. Through iron gates you're greeted by sweeping landscape, gorgeous grounds & the main residence; 4225 SqFt Ranch House w/attached triple garage. Inside the custom home notice cathedral ceilings + amazing windows across the back. The massive space broken up by intimate conversation pit flanked by impressive 3-sided Rundle stone FP & gorgeous dining area. The kitchen features mirror-slab, raw edge quartzite island, custom cabinetry, Thermador appliances + massive pantry a 2nd Rundle stone FP separates kitchen from family room. Down the west wing, a spacious den features a 3rd FP, dry bar & calming views while a well-proportioned office offers privacy. King-size Primary bed features 4th FP, custom wardrobe, w-i closet & 5-piece bath. The 2nd bed, possibly prettiest room in home w/gorgeous windows & 3-piece bath. The Greenhouse is amazing space for seasonal or year-round horticulture. With ample space (shop is 40x50), climate control, hospital-grade R.O. system, 2 w-i coolers, pick-&-pack, office, mezzanine & washrooms. The space is turn-key for your commercial/hobbyist aspirations. The equine experience is enhanced to world-class level with 120x80 indoor arena, eight-12x12 High Hog Stalls & rails, 13 paddocks, 9 shelters, tack room & 14x12 door separating barn from arena. Whether dressage, jumping, or enjoying leisurely rides w/ample space for training/grooming in a serene atmosphere. Automobile enthusiasts are thrilled by the 20-car garage,

providing ample space to showcase vehicles. The dream garage with 16x12 & 16x16 doors with master lifts, in-floor heat 125-amp service, plug-ins & Hotsy car wash w/reverse osmosis. 60x40 Mechanic Shop with dual 10x12 overhead doors/side-mount Lift Masters, overhead heating, mercury & fluorescent lights, air tool lines along w/washroom, w-i cooler & storage room. Beyond the functionality of this remarkable estate lies potential for unlimited experiences, where privacy knows no bounds. Your closest neighbor is a quarter mile away, ensuring an oasis of tranquility enveloped by the natural symphony of wind whispers and bird songs. Here, life takes a different pace, where every moment is yours to savor. During summer, the private pond becomes your haven for fly fishing/swimming. As winter blankets the land, the pond transforms into an ice fishing/skating paradise, inviting you to make memories amidst the frosty beauty. Embrace your own piece of paradise as you explore trails whether hiking or on horseback, unwind at the end of the day in the hot tub as you listen to the distant calls of coyotes & realize the true luxury of owning not just a property, but a world unto itself.