



**264219 Range Road 14**  
**Rural Rocky View County, Alberta**

**MLS # A2106322**



**\$3,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,195 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Heated Garage, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	120.00 Acres		
<b>Lot Feat:</b>	Garden, Private, See Remarks, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	29-26-1-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	Ag -Gen
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Kitchen Island, Pantry, See Remarks, Vinyl Windows		

**Inclusions:** None

Don't miss out on this incredible opportunity to own 120 acres with a fully developed walkout home just minutes away from both Calgary & Airdrie. Revel in the breathtaking, unobstructed views of the Rocky Mountains to the West, Calgary to the South & Airdrie to the Northeast - a panorama that rarely presents itself in properties this close to two major cities! This charming country-style 2-storey home possesses a stunning wrap-around deck & an enclosed sunroom off the walkout, inviting you to immerse yourself in the beauty of the surroundings. The home itself is characterized by its bright, open layout, featuring a fully developed walkout basement, a triple attached heated garage & a spacious 40x64 poll shop. Step inside to discover hardwood flooring throughout the main floor, complemented by large windows that flood the space with natural light. An office with built-ins, a cozy family room with built-ins & a gas fireplace. A generously sized dining area with additional built-ins await, perfect for hosting large family gatherings. The kitchen is equipped with a gas stove, full fridge, full freezer & a convenient walk-in pantry. On the main level, you'll also find a full bathroom complete with a walk-in shower, a storage closet & a laundry room with cabinets, counters & a sink for added convenience. Upstairs, two spacious bedrooms offer extra storage space, separated by a full 4-piece jack & jill bathroom. The basement, with its in-floor heating, features a versatile flex area, a spacious family room with a stunning stone gas fireplace, a bar, craft space, a third bedroom, a storage room & another full bathroom. Step out to the enclosed sunroom & enjoy the panoramic views in comfort, regardless of the weather. Outside, the property offers ample space to enjoy the great outdoors, with beautiful gardens, mature trees & open spaces. The included shop space provides endless opportunities for work

or play, making this property an exceptional opportunity. Potential to subdivide, with Rocky View County's approval & permitting.