



275079 Township Road 240 Road
Rural Rocky View County, Alberta

MLS # A2119207



\$2,250,000

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| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 3,236 sq.ft. | Age: | 2017 (7 yrs old) |
| Beds: | 7 | Baths: | 4 full / 2 half |
| Garage: | Double Garage Attached, Garage Door Opener, Garage Faces Front, Garage | | |
| Lot Size: | 10.01 Acres | | |
| Lot Feat: | Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, | | |

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|--------------------|--|-------------------|--|
| Heating: | High Efficiency, In Floor, Forced Air, Natural Gas | Water: | Cistern, See Remarks |
| Floors: | Ceramic Tile, Hardwood | Sewer: | Holding Tank, Mound Septic |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 31-23-27-W4 |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | c-res |
| Foundation: | Poured Concrete | Utilities: | DSL, Electricity Connected, Natural Gas Connected, P |
| Features: | Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Steam Room, Stone Counters, Storage, Walk-In Closet(s) | | |
| Inclusions: | n/a | | |

Welcome to this unique custom-built home designed to accommodate generations of family and business endeavors! Situated on a sprawling 10-acre parcel, this property boasts a 3,500 sq. ft. shop featuring 14-foot high doors, ideal for various commercial or hobbyist pursuits. With 200 amp and 100 amp service, along with a water cistern, the shop is fully equipped to support your needs. An area with a mezzanine offers potential for office space, awaiting your development ideas. Additionally, the property features facilities for livestock, making it versatile and accommodating to various lifestyle preferences. The elegant home spans 6,278 sq. ft. of total living area, including the walkout level, offering a spacious and flexible floor plan. The main floor, spanning 3,253 sq. ft., features three bedrooms and a den, providing ample space for family living. Convenience is key with a main floor laundry room and powder room. Enjoy meals in the breakfast nook or formal dining room, both seamlessly integrated into the home's layout. The kitchen is a chef's dream, with top-of-the-line appliances, including a 6-burner gas cooktop, wall oven, microwave, and warming drawer. Additional features include two sinks, an oversized refrigerator, a wine fridge, a built-in wine rack, and ample storage with soft-close cabinets and four-shelf upper cabinets. The primary bedroom offers a luxurious retreat with a gas fireplace, spacious walk-in closet, double sinks, steam shower, and clawfoot bathtub. Two other bedrooms share a Jack and Jill bathroom. The main level is connected to a heated 3-car garage, providing convenience and shelter from the elements. The lower level features a two-car attached garage with a large work area, cold room, and cisterns for the house. This level offers four additional bedrooms, a hobby room, gym, and mini-kitchen, along with a fabulous

wood-burning fireplace and access to the paved patio with a firepit. Outside, the property showcases two ponds, one with a waterfall, a gated entrance, and lush landscaping with shrubs and trees. The pavement is sturdy enough to support heavier vehicles, ensuring easy access throughout the property. Subdivision approval has been granted from Rocky View for two five-acre parcels. Visit our website to view floorplans This property was offered as a 5-acre parcel with just the house for \$1,495,000 last year. They are now offering 10 acres with the shop and house. The seller will consider selling the house alone. There are two wells on the property if buyer wishes to use them instead of the cisterns.