



GRASSROOTS
REALTY GROUP

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3 Ollerenshaw Ranch Rural Rocky View County, Alberta

MLS # A2126008

\$1,480,000



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,671 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	141.62 Acres		
Lot Feat:	Corner Lot, No Neighbours Behind, Open Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	Other
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	28-22-28-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		

Inclusions: N/A

Welcome to 3 Ollerenshaw Ranch. Here is your opportunity to build your dream home on nearly 5 acres, just 10 minutes from the city limits. Introducing Ollerenshaw Ranch, a brand-new Country Residential community located southeast of Calgary. Your new home will be constructed by the award-winning Baywest Homes. Selected for this incredible homesite is the Avery model, which is a 3-bedroom, 2.5-bathroom family home featuring stunning Modern Farmhouse architecture and a triple-car garage. High-end finishings and a stainless steel appliance package are included, complete with a custom hood fan and gas stove. As this home is in the preliminary stages, you have the ability to customize the layout to best suit your needs, as well as select all colors and finishings to make this your dream home. Designed with today's modern family in mind, this home features a chef's kitchen with a large island and cabinets that reach the ceiling. Additionally, there is both convenience and storage with the spacious walk-through pantry. A bright, open great room and dining room feature an abundance of windows. The main floor office is perfect for those working from home, offering privacy. Head upstairs to find an open loft/bonus room and convenient upper-floor laundry. The primary suite will feature an incredible spa-inspired 5-piece ensuite with an oversized shower, standalone tub, spacious vanity with dual sinks, and a private water closet. The remaining two bedrooms, designed with family living in mind, are spacious and bright, with walk-in closets, and share an oversized bathroom with dual sinks and thoughtfully placed doors. Outside, you will enjoy the country life on approximately 4.97 acres, complete with mountain views and a peaceful lifestyle. Are you a horse lover? The great news is that you can have up to 3 horses on this property! Call now for more

information.