



272011 Range Road 275
Rural Rocky View County, Alberta

MLS # A2129367



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,220 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized, Quad or Mo		
Lot Size:	6.03 Acres		
Lot Feat:	Back Yard, Corner Lot, Fruit Trees/Shrub(s), No Neighbours Behind, Landscap		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-27-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A-Gen
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: All tv mounts (not tvs), chicken building/fencing, gas heaters in outbuildings, pergola

WOW! ONLY MINUTES to AIRDRIE and a GREAT OPPORTUNITY to run YOUR BUSINESS FROM HOME. Just over 6 acres with home and 100' x 44' insulated and heated SHOP with full concrete floor. This property has it ALL. Begin the house tour from the expansive deck (38'x8') with a lovely covered veranda 20'x16' and enjoy the beautiful pergola and low maintenance decking and rails. Enter the home in a receiving/mud room with closet and large entry. The home is a 1+2 bed/3 full bath bungalow with soaring ceilings and large sunny south facing windows. The kitchen has gas range, upgraded stainless steel appliances, loads of cupboards a sunny window at the kitchen sink with patio doors to the deck. The dining room can handle a large table for family gatherings and both kitchen and dining area are conveniently tiled for easy clean-up. The living room has vaulted ceilings with a floor to roof brick gas fireplace. So many windows with custom window treatments. There is a 4 piece main bathroom on this level for your visitors. The primary bedroom is a SWEET RETREAT, with large double sinks, custom tiled shower and massive walk in closet with adjustable storage. There are 2 bedrooms downstairs, with a huge recreation/games room, laundry and another 5 piece bathroom. The home is both wonderfully and tastefully decorated and has central AC - nothing to do but move in. There is a heated double detached garage by the house 24' x 24'. The shop is 100' x 44', with 6 overhead doors (one being a drive-thru door), 2 man doors and a 38' x 11' mezzanine for storage. The building has radiant natural gas tube heat and water supply. There is a transfer switch at the main electric box so you can add a generator supply if the power goes out. The yard is a rectangle with fencing, large gates at the front entrance, a chicken house with chicken fencing,

sheds, landscaping and plenty of room for critters. The well water is approximately 11 GPM and home has water treatment to make the water potable for drinking. The property is zoned Agriculture - General District - which has many advantages including having your BUSINESS at your property. Currently, the owner has a negotiated a 10 year commercial permit for their business. This is a great acreage with easy access to highway 567 (for your business) and just 15 easy kilometers to Airdrie.