



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

245020 Meadow Ridge Road
Rural Rocky View County, Alberta

MLS # A2130068



\$1,699,900

Division:	Conrich Meadows		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,144 sq.ft.	Age:	2006 (18 yrs old)
Beds:	8	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Landscaped, Many Trees		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	32-24-28-W4
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Tankless Hot Water

Inclusions: N/A

Welcome to luxury living at its finest! This exquisite home boasts an array of impressive features that are sure to captivate everyone. The main level sets the stage for grand entertaining with its chef's kitchen and accompanying spice kitchen, perfect for culinary enthusiasts. Relax in the spacious living room adorned with high ceilings and a built-in entertainment unit, or unwind in the cozy family room. Step outside onto the expansive full-length deck, offering picturesque views of the vast backyard. Hosting formal dinners is a breeze in the elegant dining room, while guests can freshen up in the convenient 2pc powder room. With a main floor bedroom and full bathroom, this level offers both comfort and convenience. Ascending to the upper level reveals a sanctuary of tranquility. The oversized master bedroom features charming windows overlooking the sprawling backyard, creating a serene retreat. Accompanied by a luxurious ensuite, this master oasis is a haven of relaxation. Additional bedrooms include an ensuite, jack & jill bathroom, and a balcony showcasing the front of the house, providing ample space for family and guests to unwind. The basement level is an entertainer's paradise, boasting three bedrooms, a full bathroom, and a vast recreational area complete with a built-in entertainment unit and speakers. A fully equipped kitchen and washer-dryer room offer added convenience, ensuring every need is met. This remarkable property also features a triple car garage, situated on a sprawling 2-acre lot for ultimate privacy and tranquility. With a total of 8 bedrooms and 5.5 bathrooms, this home offers ample space for multi-generational living or hosting guests in style. Experience the epitome of luxury living with granite countertops, built-in stainless steel appliances, and meticulous attention to detail throughout. With a total of 4114 sqft plus an

additional 2100 sqft of developed basement space, this home offers unparalleled comfort and sophistication. Don't miss the opportunity to make this dream home yours.