



230073 Range Road 274
Rural Rocky View County, Alberta

MLS # A2136834



\$1,475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,100 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, No Neighbou		

Heating:	Fireplace(s), Forced Air	Water:	Private
Floors:	Ceramic Tile, Hardwood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-23-27-W4
Exterior:	Brick, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Nestled in the heart of MD of Rocky View, this exquisite bungalow offers over 3700 sq ft of luxurious living space set on a private, tree-filled 4-acre lot. Designed for both elegance and comfort, this home features soaring 16-foot ceilings and an abundance of large windows, ensuring plenty of natural light and scenic views from east to west. The centerpiece is a striking floor-to-ceiling brick fireplace, flanked by 8-foot glass entry door creating a warm and inviting atmosphere. Equipped with custom cabinets, a spacious island with seating, a wine cooler, built-in oven, microwave, and a walk-through pantry, perfect for any culinary enthusiast. This amazing property offers seamless indoor-outdoor living with sliding doors that lead to a beautiful patio. A convenient main floor office ideal for working from home. Main floor luxurious retreat with a 5-piece ensuite featuring a 10-inch glass shower, soaker tub, his and her vanities, and a walk-in closet with built-ins. Includes a mudroom with built-in storage and a main floor laundry room for added convenience. Two additional bedrooms connected by a Jack and Jill bathroom, theater room perfect for movie nights, and a spacious recreation room for family fun. In-floor heating. A convenient half bath for guests. This property combines modern amenities with serene rural living, making it the perfect home for those seeking privacy and luxury in the beautiful MD of Rocky View. Underground sprinklers. Most deserving your private viewing.