



20093 Township Road 262
Rural Rocky View County, Alberta

MLS # A2141091



\$1,999,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,292 sq.ft.	Age:	1990 (34 yrs old)
Beds:	7	Baths:	5 full / 2 half
Garage:	Quad or More Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Few Trees, Garden, Landscaped, Level, Rectangular Lot, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Partial, Suite	LLD:	12-26-2-W5
Exterior:	Stone, Stucco	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: None

A fortress surrounded by lush greenery and trees, this truly is a gem. This beautiful home, situated on 4 acres, offers over 5,500 sq ft of living space and is conveniently located near Calgary. A major extension and renovation were completed in 2021 with all necessary permits. Renovations include a new septic system, Lux windows and doors, updated electrical, plumbing, heating system, drywall, insulation, lighting, ceiling, concrete sidewalk around the house, concrete patios, Culligan water softener and filtration system, three new furnaces, a new water tank, and new appliances still under warranty. The home also features a commercial-grade gas range and electric oven, two outdoor gas outlets for BBQs, and many other upgrades. Too many to list You must see it to believe it. The magnificent, eye-catching front entrance is a delightful view. The main level features a large den off the front door, a sunken living room, two large dining rooms, a huge kitchen with a big spice kitchen, a large island with a built-in bench eating area, a cozy family room, two powder rooms, and a back door/garage entrance with built-in coat and shoe rack storage. The alluring curved staircase leads to the upper level, which has five bedrooms and four bathrooms. There are two master bedrooms: one with double doors and a large sitting area, a 5-piece bath with a jetted tub, and a walk-in closet; the other with a 4-piece bath and a walk-in closet. Additionally, there are three more bedrooms upstairs, two with attached baths, and another separate bath. The upstairs also features two lofts: one large loft with a fireplace and balcony seating facing the front yard, and another smaller loft with room for a desk/workstation. The convenient upstairs laundry room has ample storage, and there is a small den/prayer room or child's playroom. The fully developed basement/illegal suite has a

separate entrance and includes two bedrooms, a living room, kitchen with induction stove, dining area, and a full bathroom. This beautiful home is thoughtfully placed on the land to maximize sunshine all day long. Large windows throughout the house brighten the space naturally. Driveways, and 4-car heated garage add to the convenience. It is close to Calgary and Airdrie, with shopping available at Crossiron Mills. Enjoy great country and city views. Make your dream a reality and book a tour today!https://youriguide.com/20093_township_rd_262_calgary_ab/