



254141 Range Road 274
Rural Rocky View County, Alberta

MLS # A2141932



\$1,849,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,445 sq.ft.	Age:	2000 (24 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s), Over		
Lot Size:	50.52 Acres		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Many Trees, Rectang		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	29-25-27-W4
Exterior:	Stucco, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	Refrigerator		

50.52(+/-) ACRE PARCEL IN AN AMAZING LOCATION - APPROX 10 MINS TO CALGARY CITY LIMITS, 20 MINS TO CHESTERMERE & 30 MINS TO DOWNTOWN YYC - UPDATED 2 STOREY ON THE PARCEL W WALKOUT BASEMENT - NO NEIGHBORS AROUND - 3500+ SQ FT HOME W 6 BEDS & 4 FULL BATHS - OVERSIZED DOUBLE GARAGE with 240V EV Charging Outlet - BEDROOM & FULL BATH ON MAIN FLOOR - WALKOUT BASEMENT - IN-FLOOR HEAT ON ALL 3 LEVELS OF THE HOME! This home is updated and shows well. Simple and functional Open Floorplan Concept throughout. The BEDROOM & FULL BATH on the main level is an amazing feature for families with elderly individuals. Enjoy the fresh country air and quiet surroundings all whilst having easy access to amenities from 2 different cities (YYC & CHESTERMERE)! HUGE PARCEL IN AN AMAZING LOCATION! GREAT VALUE!