



GRASSROOTS
REALTY GROUP

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253130 84 Street NE
Rural Rocky View County, Alberta

MLS # A2145127



\$720,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,133 sq.ft.	Age:	1950 (74 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Double Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Farm		

Heating:	Forced Air	Water:	See Remarks
Floors:	Hardwood	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	19-25-28-W4
Exterior:	Mixed	Zoning:	Rural
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover the potential of this 4-acre property located on the the top of Calgary via Stoney Trail, amazing location for future development.. This 1 1/2 storey home offers a perfect blend of rural tranquility and urban convenience. This home features a 2 bedroom configuration, updated basement and 4-piece bathroom. The basement boasts an additional bathroom and a recreation room. Outdoors, enjoy a newer detached double garage large shop, and ample parking for all your vehicles and toys. Although the home needs some TLC, the expansive land provides endless possibilities for customization, gardening, or additional structures. With its proximity to Calgary and easy access via Stoney Trail, this property is a rare find. Don't miss out on the opportunity to make this versatile and spacious property your own. 24 hrs notice for all showings, home is sold as is. Water is brought in.