



**271166 Range Road 285**  
**Rural Rocky View County, Alberta**

**MLS # A2145909**



**\$1,399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,640 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Insulated, See Remarks, Triple Garage Attached		
<b>Lot Size:</b>	24.07 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Garden, Many Trees, See Remarks, Subdivided		

<b>Heating:</b>	Combination, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	8-27-28-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	A-SML
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Crown Molding, Granite Counters, No Smoking Home, Pantry, Skylight(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Fridge in basement, 2 green couches in basement		

**OPPORTUNITY KNOCKS!** Only a half mile from the city limit, you will not find a better location than this one! This unique property offers 24+/- beautifully treed and landscaped acres and must be seen to be appreciated! Upon entering this 1,640+/- sq ft bungalow, you are greeted by artistry throughout, a spacious foyer, ample windows and tons of upgrades including: crown mouldings, sky lights, pillars, coffered ceilings, tile, and gleaming hardwood! The kitchen is a chef's dream offering tons of cabinets space, stainless steel appliances, granite counters and island, and a large pantry. The formal dining room is open to the kitchen and to the living room, with a mantled natural gas fireplace as a focal point. Off at the living room is an office/family room with patio doors leading to the beautifully landscaped courtyard that offers a serene space to enjoy those summer evenings. There are two bedrooms on the main level, one of which is the HUGE primary retreat that is highlighted by a walk-in closet with built-in organizers, hot tub (properly vented) in a separate alcove and a 3 pce ensuite. The lower level is fully finished offering a huge recreation space featuring a wet bar, two additional bedrooms, and another 4 pce washroom. The basement and garage both have in-floor heat! The outside of the property is absolutely stunning with groves of many types of trees, shrubs, and perennials! There is a large space for a garden with access to an inground holding tank for watering. The very well constructed studio has a newer furnace and rough-in for in-floor heat and a bathroom. The garden shed and greenhouse both have power and every building on the property has access to water. The shop is 38x48 and has partial concrete and two 220v plugs. There is a dugout at the corner of the property as well! Come view this paradise, call today to book a showing!