



275079 240 Township
Rural Rocky View County, Alberta

MLS # A2147410



\$1,475,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,236 sq.ft.	Age:	2017 (7 yrs old)
Beds:	7	Baths:	4 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Garage		
Lot Size:	10.01 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped,		

Heating:	High Efficiency, In Floor, Forced Air, Natural Gas	Water:	Cistern, See Remarks
Floors:	Ceramic Tile, Hardwood	Sewer:	Holding Tank, Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	31-23-27-W4
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	c-res
Foundation:	Poured Concrete	Utilities:	DSL, Electricity Connected, Natural Gas Connected, P
Features:	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Steam Room, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this unique custom-built home designed to accommodate generations of family and business endeavors! Situated on a 5-acre parcel, this property is landscaped with a pond. The elegant home spans 6,278 sq. ft. of total living area, including the walkout level, offering a spacious and flexible floor plan. The main floor, spanning 3,253 sq. ft., features three bedrooms and a den, providing ample space for family living. Convenience is key with a main floor laundry room and powder room. Enjoy meals in the breakfast nook or formal dining room, both seamlessly integrated into the home's layout. The kitchen is a chef's dream, with top-of-the-line appliances, including a 6-burner gas cooktop, wall oven, microwave, and warming drawer. Additional features include two sinks, an oversized refrigerator, a wine fridge, a built-in wine rack, and ample storage with soft-close cabinets and four-shelf upper cabinets. The primary bedroom offers a luxurious retreat with a gas fireplace, spacious walk-in closet, double sinks, steam shower, and clawfoot bathtub. Two other bedrooms share a Jack and Jill bathroom. The main level is connected to a heated 3-car garage, providing convenience and shelter from the elements. The lower level features a two-car attached garage with a large work area, cold room, and cisterns for the house. This level offers four additional bedrooms, a hobby room, gym, and mini-kitchen, along with a fabulous wood-burning fireplace and access to the paved patio with a firepit. Outside, the property showcases a pond, with a waterfall, a gated entrance, and lush landscaping with shrubs and trees. The pavement is sturdy enough to support heavier vehicles, ensuring easy access throughout the property. Subdivision approval has been granted from Rocky View for two five-acre parcels. This would be one of the parcels and offers

are subject to final sub-division. The Seller is still open to selling the full 10 acres with shop for \$2,250,000. Visit our website to view floorplans