



**280149 Range Road 262**  
**Rural Rocky View County, Alberta**

**MLS # A2157563**



**\$798,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,853 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Gravel Drive		
<b>Lot Size:</b>	3.89 Acres		
<b>Lot Feat:</b>	Back Yard, Garden, No Neighbours Behind, Meadow, Private, Secluded		

<b>Heating:</b>	Boiler, Fan Coil, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Radiant Heat, Wake-up Air, Exhaust Fan, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Blink camera doorbell and multiple Blink exterior cameras, all on the internet.

"Discover unparalleled value with this stunning 1,853 sq. ft. executive bungalow, nestled on a private 3.8-acre parcel surrounded by expansive agricultural land. This virtually brand-new, spacious 3-bedroom home features zoned in-floor heating throughout and a massive heated double garage, perfect for two full-sized vehicles and a workshop.

Key upgrades include a new, high-end IBC boiler system with updated manifold and piping, a 50-gallon storage tank, and a fresh HRV system to ensure excellent air circulation. The interior showcases new vinyl plank flooring, plush carpeting in the living room, high-end KitchenAid appliances, and upgraded light fixtures in the kitchen and master bedroom. The kitchen boasts a stylish new herringbone backsplash, while the entire home has been freshly painted. The luxurious en-suite offers a relaxing soaker claw-foot slipper tub, and both the main and en-suite bathrooms feature brand-new tile surrounds.

Outdoors, you'll enjoy over 1,000 square feet of cement block patio space, ideal for entertaining, plus a large "crusher cone" fire pit for serene evenings. The property also includes new gutters, downpipes, and a recently installed natural gas line. The fully fenced yard is seeded with a cattle/horse pasture mix, creating lush green space, with a garden area tilled and ready for planting.

For future convenience, a water line for a potential shop is installed at the northwest corner of the property, buried 10 feet deep and heat traced. Once you add your shop, you will still be well under the comparable listing prices.

The entrance is secured by a steel gate, and the home is equipped with a Blink

camera doorbell and several other cameras that provide 24/7 monitoring via your smartphone. Located just a short drive from Calgary and even closer to Airdrie, this peaceful retreat offers the perfect escape from city life."