



GRASSROOTS
REALTY GROUP

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275114 Lochend Road
Rural Rocky View County, Alberta

MLS # A2188403



\$2,400,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,497 sq.ft.	Age:	1993 (32 yrs old)
Beds:	7	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	106.70 Acres		
Lot Feat:	On Golf Course, Private, Rectangular Lot		

Heating:	In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, See Remarks, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Alarm/Security System, Pool table, TV x2, 'Frame' TV, Samsung Frame

Welcome to this stunning walkout bungalow with over 4496 sq ft of living space and breathtaking mountain views. Nestled on 106 acres just north of Calgary, this property offers a serene escape. Experience the beauty of the rolling land, picturesque ponds, and lush greenhouse, all surrounded by abundant wildlife. As you step inside, you'll be welcomed by a meticulously crafted home boasting solid core doors, high-end kitchen appliances including a 36" Viking gas range with grill, stunning leathered granite counters, immaculate Cherry cabinets, tile floors, beautiful backsplash, and plenty of built-ins throughout the home. The main living area boasts soaring vaulted ceilings, floods of natural light through expansive windows, a cozy gas fireplace, and access to the deck for outdoor relaxation. The main floor is home to 4 spacious bedrooms, including a lavish primary suite offering sweeping views of the property, a deluxe 5-piece ensuite, and a roomy walk-in closet. A convenient laundry room with a sink and ample counter space adds to this level. Entertain with ease in the bright walk-out to grade lower level, complete with 3 additional bedrooms, a generous recreation area with a pool table and hot tub. Soak up the sun from the south-facing walkout. Plus, an oversized attached garage adds practicality and convenience. Updates abound with in-floor heating, new appliances (2020), resurfaced back deck, and a new roof (including barn) with updated soffit and fascia. Boasting a total of 7 bedrooms and 5 bathrooms, it presents an excellent opportunity for short-stay accommodations, making it an ideal retreat for guests seeking a memorable getaway. With its exceptional features and unbeatable location, this home is a must see. Don't miss out on this rare opportunity!

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