



**GRASSROOTS**  
REALTY GROUP

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**255192 Range Road 282  
Delacour, Alberta**

**MLS # A2190459**



**\$2,500,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bi-Level                |               |                   |
| <b>Size:</b>     | 1,842 sq.ft.                                    | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Triple Garage Attached  |               |                   |
| <b>Lot Size:</b> | 20.00 Acres                                     |               |                   |
| <b>Lot Feat:</b> | Landscaped, Level, Rectangular Lot, See Remarks |               |                   |

|                    |                          |                   |             |
|--------------------|--------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Linoleum         | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full           | <b>LLD:</b>       | 35-25-28-W4 |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | AH          |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -           |
| <b>Features:</b>   | See Remarks              |                   |             |

**Inclusions:** N/A

Discover this incredible 20-acre estate just minutes from Calgary, offering both prime residential living and exceptional storage/workshop facilities! The 1,842 sq. ft. bi-level home is spacious and well-maintained, featuring a triple-attached garage for convenience. The property boasts multiple large shops, including a huge workshop, a double-detached garage, and two additional expansive storage buildings—perfect for business operations, hobbyists, or extra storage space. Whether you're seeking room for equipment, vehicles, or creative ventures, this property has endless potential. Nestled in a highly desirable location close to the city, yet offering the peace and privacy of country living, this estate is a rare find. Don't miss the opportunity to own a versatile and spacious property in a prime Alberta location!