



**GRASSROOTS**  
REALTY GROUP

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**271159 Range Road 283**  
**Rural Rocky View County, Alberta**

**MLS # A2197063**



**\$2,199,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Garage		
<b>Lot Size:</b>	40.00 Acres		
<b>Lot Feat:</b>	Back Yard, Farm, Front Yard, Landscaped, Lawn, Level, Native Plants, No Neighbors		

<b>Heating:</b>	Fireplace(s), Forced Air, Other, See Remarks	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Other, Vinyl	<b>Sewer:</b>	Septic Field, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	9-27-28-W4
<b>Exterior:</b>	See Remarks, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	Storage Shed, Spa hot tub, Gazebo Cover, Fuel Tanks.		

Live, work, and play on this 40 Acre parcel just minutes from Airdrie and Calgary. This beautiful property is zoned Agricultural providing endless opportunities for a home-based-business set up. Two tree-lined driveways into the property for direct access to the house/garage or the shop (Quonset). The exterior has been updated with new siding and the shingles were replaced approximately 5 years ago. A gated cul-de-sac gravel driveway leads you to the home with ample parking for the family with multiple vehicles or RV. The yard space around the home is well groomed with mature trees, planter beds and plenty of room for play or for your very own garden! As you enter the home you're greeted with a BRIGHT SUN ROOM with loads of windows & great outdoor patio space overlooking your private oasis. Fully finished Bi-level with 5 Bedrooms + 3 Bathrooms + Upgrades Galore + FULL ILLEGAL SUITE with private entrance to the basement. A perfect mother-in-law suite (Illegal, subject to approval and permitting by the city/municipality) or mortgage helper with a tenant/longer term guest. The home offers a spacious layout and plenty of room for the growing family. The main floor has 3 bedrooms and 2 full bathrooms. Large open concept kitchen with MASSIVE ISLAND, full set dining area and plenty of cupboard/counter space. Functional and bright living area with gas fireplace and again loads of natural light. A spacious primary bedroom with great views of the mature surroundings. An ultimate entertainment space in the Basement; full kitchen, TV area, flex room which can be used as an office or home gym, 2 more good-sized bedrooms, full bathroom and endless storage. There have been many recent upgrades including new tile and backsplash in the kitchen and bathrooms, granite countertops, huge butcher block island with storage, appliances, new tubs and

toilets, all new windows in the lower level, new furnace and more! Beautiful vinyl planks are also new throughout the entire home. Limitless windows allow in plenty of natural light and spectacular views from all directions! The property is fully fenced, offers an outdoor firepit, SPA/HOT TUB with covered roof and multiple outdoor sitting areas. The property also has a 40' X 80' heated Quonset with an office/bathroom and heated floors. A 24' x 34' double detached heated garage with a workshop. The property features a new septic system for years of worry-free ownership, also a well offering a good flow rate. This gorgeous turn key farm is waiting for you! Just some of the other great features include: New septic tank, new additional 200-amp pole, 3 x 300-gallon fuel tanks, poured concrete walking paths & more. This is an ABSOLUTE MUST SEE! If you're looking for a property with income earning potential, a place to live and work in an unbeatable location this is the one for you!