



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

242075 1280 Drive W
Rural Foothills County, Alberta

MLS # A2207518



\$2,995,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,850 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	5
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	23.33 Acres		
Lot Feat:	Many Trees, Pasture, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	31-21-3-W5
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to Rancho Relaxo less than 20 mins from the edge of Calgary, this one-of-a-kind property is nestled atop a hill with breathtaking 360 degrees views of the rolling foothills of southern Alberta. This 23-acre paradise could be the perfect haven for any horse lovers, boasting miles of fencing allowing your livestock free to roam the property. With over 5,000 square feet of developed living space, this home offers plenty of room for you to live and grow and to come home from a busy day to the peace and comfort of a one-of-a-kind property. Inside, you'll find three spacious bedrooms, with the option to convert the entire lower level into a place to hangout, games room or an additional fourth bedroom. The home features five well-appointed bathrooms, ensuring convenience for family and guests. Once you have stepped foot into the property take note of the high ceilings and the long hallway which leads you towards the massive and inviting family room, with its large windows to make it light and bright, perfect to showcase the original wide plank hardwood floors, and cozy up to the wood-burning stove, it's a perfect gathering spot during those Christmas holidays and could you just imagine in the corner a 15-foot-tall Christmas tree. The charming kitchen offers ample storage and custom cabinetry, opening to a bright sunroom perfect for morning coffee or evening glasses of wine. Just off the kitchen is a quaint living room, complete with a gas fireplace, makes this space inviting, comfortable and forces you to relax and unwind at the end of each day. Adjacent to the kitchen across the hallway is the large dining room which is built for hosting and entertaining and features an additional wood-burning stove for warmth and ambiance. Step outside in any direction onto one of the several decks, each positioned to capture stunning views of the surrounding

property. Down the wooden walkway it leads you to the oversized three-car garage which includes a craftsman's workshop, a dream space for any aspiring finishing carpenter. In addition to the main residence, and the HIDDEN JEM of this the property, features a hidden dream cabin, offering the ultimate escape for relaxation and perfect place to unplug. Two additional outbuildings and a large shed provide ample storage and utility for caring for horses or other creative adventures. Rancho Relaxo is a meticulously maintained sanctuary ready for you to call home. Whether you're seeking tranquility or an active rural lifestyle, this extraordinary property delivers the best of both worlds.