



GRASSROOTS
REALTY GROUP

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

272187 Township Road 240
Rural Rocky View County, Alberta

MLS # A2207552



\$1,199,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,284 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, W | | |
| Lot Size: | 9.65 Acres | | |
| Lot Feat: | Garden, Lawn, Level, Pasture, See Remarks, Yard Lights | | |

| | | | |
|--------------------|--|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | See Remarks, Well |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | Septic Field, Septic System, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | 34-23-27-W4 |
| Exterior: | Vinyl Siding | Zoning: | R-RUR |
| Foundation: | Wood | Utilities: | Electricity Connected, Natural Gas Connected, See R |
| Features: | Ceiling Fan(s), Central Vacuum, See Remarks, Storage, Vaulted Ceiling(s) | | |

Inclusions: N/A

PRICE HAS BEEN REDUCED! THIS AWESOME ACREAGE CAN BE YOURS! ENJOY THE PEACE AND TRANQUILITY WITH THE ADDED BENEFITS OF A CONVENIENT LOCATION! A GREAT PLACE TO LIVE WITH EVERYTHING YOU NEED CLOSE BY! Come and view this amazing property and see all that it has to offer! With ~10 ACRES, you will have all of the space you need for your family and hobbies! As you drive into the property, you will appreciate all that it has! Walk up to this beautiful home, you will love the FRONT PORCH, an inviting place to spend time and relax. This spacious BUNGALOW has lots of great features, such as 3 BEDROOMS on the main level, an OPEN KITCHEN with loads of cupboards and a LARGE PANTRY, with lots of counter space to prepare your favorite foods! The OPEN DINING area has plenty of room to share meals with family and friends. There is HUGE LIVING room, with ample space for everyone to spend time together making memories! The TWO SIDED GAS FIREPLACE adds a touch of coziness to this area! From the living room, PATIO DOORS lead you to your WEST FACING back deck, ready for you to watch beautiful sunsets. The PRIMARY bedroom is very large, with DOUBLE CLOSETS and a 3 piece ensuite. Downstairs, you will find a great PLAY AREA for the kids. There is also ANOTHER 3 piece bathroom, and a generous sized GUEST SPACE with wall to wall closets! The laundry is conveniently located here as well, along with a huge STORAGE room big enough for everything to stay organized! There is a large OFFICE, or you can use as a FLEX SPACE, whatever you want it to be! You will enjoy parking in the DOUBLE ATTACHED garage, which is HEATED and INSULATED, and comes complete with a big WORKBENCH, loads of convenient shelving, AND a sink for washing up! Plenty of

additional parking just outside as well! Now come and check out the outdoor part of this property! The huge 47 x 43 foot BARN comes with 5 STALLS, an office and/or tack room, hay storage AND front and back doors for easy access and drive through ability. Outside there are 4 horse PADDOCKS and PASTURE space, with many of the fences being recently replaced. The OUTDOOR RIDING ARENA is ready to go, complete with NIGHT LIGHTING! There are also 2 automatic waterers! The home has NEW siding in 2022, along with NEW roof and eaves on both the home and the barn at the same time. This home had all NEW windows in 2011. The septic field was NEW in 2024 and has had a Septic Feasibility Report already done for you! Nothing for you to have to do but move in and enjoy! CHECK OUT the amazing AERIAL VIDEO of this property at this link: <https://youtu.be/fjUYYL55fkQ>. With Langdon just a short 10 minute drive away, you have all of the conveniences for many of the stores you need! You can have the quiet of the country with the easy access to major shopping in Calgary in 15 minutes, and just a short 30 minute drive to downtown Calgary. Or head into Strathmore in 15 minutes. Book your showing today and don't miss out!