

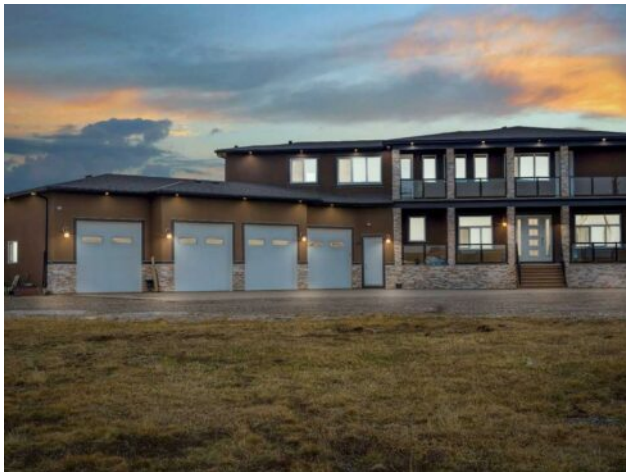


**GRASSROOTS**  
REALTY GROUP

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**275119 Range Road 275**  
**Rural Rocky View County, Alberta**

**MLS # A2213167**



**\$1,849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,103 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	7
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Concrete Driveway, Front Drive, Garage		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, No Neighbours Behind, Open Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Other
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Hot-Tub, Built-in Air Fryer, Security Cameras, Surround Sound, Projector and Screen		

IMAGINE coming home to this impeccable, custom-made home offering over 6000 sq ft of unparalleled craftsmanship and remarkable attention to detail in design and functionality. Pulling up through the winding driveway, you are greeted by a stunning oversized 4 car garage and a sleek 2 storey home with terrace balconies, floor to ceiling windows and dazzling stone detailing. The elegant main level is flooded with natural light and has vaulted ceilings, hardwood through out and an open concept layout flowing from the office of your dreams to the formal dining area, opening up into the living room and chef's kitchen that is right out of a magazine with doors taking you out to the massive back deck for the perfect entertaining set up. Step into your luxurious kitchen outfitted with modern SS appliances, granite countertops, shaker style cabinetry and a butler's pantry complete with a 2nd fridge. On the upper level you will find a bright and spacious family room, a flex area, laundry room, 4 bedrooms, 2 ensuite bathrooms with walk-in closets and in floor heating, an additional guest bath and front terraces off 2 of the bedrooms. The primary is an area of complete solitude with a lavishly appointed 5-pc ensuite, granite countertops, a soaker tub, steam shower and walk-in closet. The lower level offers a completely custom-made wet bar, a 3-pc bath and a fully outfitted media room for those cozy movie nights with the family. Sectioned off completely from the rest of the house, there are TWO practically appointed legal, secondary suites. The legal suites both have their own walk out entrance. The first offers 2 bedrooms, 1 bathroom, a laundry room and storage area. Light pours in from the above ground windows and the kitchen has been beautifully finished with stainless steel appliances, granite countertops and a generous island. The second is a

studio with a bar style kitchen and full bath. The oversized garage will not disappoint with plenty of built-ins for storage and functionality and enough space to fit 10 cars plus high ceilings that allow for future hoist installation if desired. Sure to suit any car lover's needs. The mudroom leading off from the garage is perfect for families of any size with considerable space and storage. And let's not forget about the hot tub room, already fitted with your very own luxury hot tub! The opportunities are endless for your expansive outdoor space that's ready to be finished with that sports court you've always dreamed of, the pool you've long coveted, and of course an outdoor kitchen and entertainment area ready for those summer gatherings. Every detail was taken into consideration with this custom home from the surround sound speakers throughout, 2 energy efficient water tanks and furnaces, and security cameras already installed for your family's safety and peace of mind. All of this is situated on almost 2 acres of land in the heart of Rockyview county with quick access to Deerfoot Trail, Highway 1 and the Stoney Trail ring road.