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RE/MAX Rocky View Real Estate  
4, 620 First Ave NW  
Airdrie, AB  
T4B 2R3



271184 Range Road 284, Rural Rocky View County, Alberta, T4A 2Z3, Ca

MLS®# A1243677



<b>Property Value</b>	\$1,050,000
<b>Type</b>	Detached
<b>Style</b>	Acreage with Residence, Bungalow
<b>Basement</b>	Finished, Full
<b>Parking</b>	Double Garage Detached, Driveway, Garage Faces Front, See Remarks, Workshop in Garage
<b>Year Built</b>	1973
<b>Living Area</b>	2,077 sq.ft.
<b>Lot Size Area</b>	1,744,580 sq.ft.
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3 full

### Description

HOW WOULD YOU LIKE TO OWN 40 ACRES +/- JUST MINUTES FROM AIRDRIE? LOCATED JUST OFF VETERANS BLVD ON RANGE ROAD 284 WITH PAVEMENT MOST OF THE WAY, YOU WILL NOT GET A BETTER LOCATION THAN THIS. This SPRAWLING walk-up and out BUNGALOW features over 2,800 sq. ft. of developed sq footage and is perfect for any family! Upon entering the home, you are greeted by gleaming hardwood floors, an open layout, and lots of windows offering tons of natural light. The living room is very spacious and is highlighted by a STONE COVERED WOOD FIREPLACE as a focal point. The formal dining room is a fantastic size and has plenty of room for a large dining set, making it the perfect space for entertaining. The kitchen is spacious and has a center island for additional prep space, COMMERCIAL GRADE ovens and loads of cabinet and counter space. There is a rear mudroom that houses the main floor laundry and more closet space for storage. There are three very generous sized bedrooms on the main floor, one of which is the HUGE PRIMARY SUITE that features HIS AND HERS CLOSETS and a 3 PCE ENSUITE. The lower level is FULLY FINISHED with a RECREATION ROOM, GAMES AREA with WET BAR, TWO ADDITIONAL BEDROOMS, and a 3 pce bathroom with steam shower. In the back yard you will find a HUGE TWO-TIERED DECK that has a SCREENED AREA for extra comfort!!!! There is an oversized double attached garage, a 24x48 heated and insulated SHOP with a 22x24 lean-to, a 26x32 BARN with hydrant, power, three stalls and concrete floors. There are an additional 4 shelters, 2 hydrants and a greenhouse on the property making it the perfect spot for a hobby farm. THIS IS A ONE-OF-A-KIND PROPERTY SO CLOSE TO ALL AMENITIES, CALL TODAY TO BOOK YOUR PRIVATE VIEWING!





