

274255 Range Road 22
 Rural Rocky View County, Alberta

MLS # A2254207



\$999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,391 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	20.00 Acres		
Lot Feat:	Back Yard, Views		

Heating:	Boiler, Forced Air	Water:	Well
Floors:	Ceramic Tile, Concrete, Hardwood	Sewer:	Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	27-27-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, See Remarks, Wet Bar, Wired for Sound		

Inclusions: NA

Opportunity knocks! DO NOT MISS OUT on this home on 20 acres backing onto COULEE. The home was moved onto a new foundation and substantially renovated in 2009. The foyer leads to the stunning kitchen with TONS of stained oak cabinets, granite counters, stainless steel appliances and large eat-in area. The formal dining room is very spacious allowing for a big dining table set and has a 2-way stone covered fireplace as a focal point. The formal living offers big windows allowing for plenty of natural light. There are two HUGE bedrooms on main floor one of which is the primary retreat that features a STUNNING 5 pce ensuite bathroom with a separate walk-in closet shower, soaker tub and walk-in closet. Finishing the main floor is another four piece bathroom, powder room and laundry room. The lower level is almost fully finished with in-floor heat, wet bar, wood fireplace and an almost complete bathroom (fixtures in place), and 2 great sized bedrooms! Outside there is SO MUCH POTENTIAL to create an oasis type of space with amazing views to the West. This will not last - call you favorite agent to book a viewing!