

B, 253131 Range Road 272
Rural Rocky View County, Alberta

MLS # A2269225



\$1,099,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,453 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	10.21 Acres		
Lot Feat:	Front Yard, Lawn, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-25-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AGEN
Foundation:	Wood	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, See Remarks		

Inclusions: built-in microwave, built-in cooktop

INCREDIBLE OPPORTUNITY! This polished bungalow has been updated and ready for your family to call it home. The long driveway, mature trees and landscaping give this property a private setting. Upon entering, you are greeted by a modern farmhouse feel with a bright and open living room, dining and kitchen space. The kitchen is a chef's dream offering stainless steel appliances (including a new built-in microwave), granite counters, and tons of cabinet and counter space. The living room is spacious with big windows and a custom fireplace as a focal point. There are three good-sized bedrooms one of which is the primary with an updated three pce ensuite, the second has a cheater door to the main bath that has been recently updated, and a third bedroom is set at the front of the home and currently acts as a home office. Access to your oversized double garage and main floor laundry complete the main floor. On the lower level you will find LVP flooring, a huge recreation room, 4th bedroom (window not egress), and space to add another bathroom, should you choose to do so. This home has an updated top-of-the-line water filtration system and a good-producing well. The house has been upgraded in recent years including the furnace, hot water tank, roof, and siding. The shop measures 24' x 32' and has electricity and a drain system, so use it as equipment storage, convert to a barn, or use as a shop - many options! This property is immaculate and move-in ready. Welcome home! Call to book your private viewing today!