

# \$925,000 - 262204 Township Road 274, Rural Rocky View Co

MLS® #A1137105

## \$925,000

4 Bedroom, 4.00 Bathroom, 2,368 sqft  
Residential on 22 Acres

NONE, Rural Rocky View County, Alberta

Ever dream of living in that rare family home, with a seemingly boundless yard for the kids (21.5 ac = 936 000 sq ft), a shop for all the toys, endless outdoor living options, and massive indoor square footage (2368 sq ft main floor; over 4000 developed sq ft), all with exquisite upgrades. WELCOME HOME. Located just 1/2 mile from Irricana, this acreage boasts the best of both worlds, with town amenities and acreage living. Extensive renovations have transformed the home, with almost 50 ft of open space, from the front to back, and 30+ feet across the great room. Unparalleled family living. The heart of the home, the kitchen, part of the larger open concept plan, features NEW stainless steel appliances, including side-by-side fridge, wall oven, and built in range. The sunken family room is surrounded by tall windows on 3 sides, beckoning you outside. The decadent master retreat has full length feature wall with linear cozy natural gas fireplace. The dual center pieces of the ensuite, the BainUltra tub, for the ultimate in relaxation with jets, aroma-therapy & chroma-therapy and the custom tile shower, has his-her shower heads plus a rainfall. Floating cabinets, heated floors, and his/her sinks adds luxury touches. The MOST amazing walk-in closet, being built by custom kitchen craftsman, has a central island, make up counter, 45 plexi-glass compartments, and much more . Completing the main level is a 2nd bedroom, itself complete with it's own 4 pc ensuite; the wing



connecting to the garage hosts the main floor laundry and the guest bathroom. The lower level has been completed with an additional 2 LARGE bedrooms, a lower den, a lower study (yes, potentially 2 people can work from home), and a multi-space rec room, with a THIRD fireplace/stove. The oversized attached garage is heated and refinished. The outdoor living, starting with the cedar deck, that beckons you to explore, is perfect for lounging, entertaining, and even has a hot tub, extending your enjoyment into the evening hours. Steps away from the massive cedar deck, surrounded by mature trees, is the outdoor fire pit, perfect for family S'mores. If the kids want to explore the pond, it's just beyond the trees. The metal clad shop for all of your toys is 30x44 is heated and insulated. This home has it ALL. Amazing upgrades, including decadent master retreat. Over 4000 developed square feet. 21.5 acres. Pond. Cedar deck. Hot tub. Heated shop. Stunning upgrades. The ultimate combination of exquisite acreage living with nearby town amenities. What more could you hope for? Call today for your private viewing.

Built in 1983

### **Essential Information**

MLS® #	A1137105
Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,368
Acres	22.00
Year Built	1983
Type	Residential
Sub-Type	Detached

Style                   Acreage with Residence, Bungalow  
Status                 Active

### **Community Information**

Address               262204 Township Road 274  
Subdivision          NONE  
City                   Rural Rocky View County  
County                Rocky View County  
Province             Alberta  
Postal Code         T0M 1B0

### **Amenities**

Parking Spaces      4  
Parking              Double Garage Attached  
# of Garages         2

### **Interior**

Interior Features    Built-in Features, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Ceiling Fan(s), Closet Organizers, Soaking Tub, Storage  
Appliances          Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Built-In Range, Built-In Oven  
Heating              High Efficiency, Forced Air  
Cooling              None  
Has Basement        Yes  
Basement            Finished, Full  
Fireplace            Yes  
# of Fireplaces      3  
Fireplaces           Gas

### **Exterior**

Exterior Features   Fire Pit, Garden, Private Yard, Storage  
Lot Description      Corner Lot  
Roof                  Asphalt Shingle  
Construction        Wood Frame  
Foundation          Wood

### **Additional Information**

Date Listed          August 9th, 2021  
Days on Market      75

Zoning

A-Gen

## **Listing Details**

Listing Office

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