

280149 Range Road 262
Rural Rocky View County, Alberta

MLS # A2157563



\$798,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,853 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Gravel Drive		
Lot Size:	3.98 Acres		
Lot Feat:	Back Yard, Garden, No Neighbours Behind, Meadow, Private, Secluded		

Heating:	Boiler, Fan Coil, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, No Wake-up Air, Well	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Blink camera doorbell and multiple Blink exterior cameras, all on the internet.		

50K PRICE ADJUSTMENT. You will not find another acreage executive bungalow close to this square foot value. Absolutely stunning 1,853 square foot bungalow on a private 3.8-acre parcel, surrounded by open agricultural land. This spacious 3-bedroom home features in-floor heating throughout and a massive attached heated double garage, offering ample space for two full-size vehicles and a workshop area.

The home is virtually brand new, with the current owners having addressed and rectified numerous deficiencies through "Title Insurance" over the past six years. Some of the standout features include a new, top-of-the-line IBC boiler system with updated manifold/piping, a 50-gallon storage tank, and a new HRV system to ensure fresh air circulation throughout the home. The interior boasts new vinyl plank flooring with cozy carpeting in the living room, brand-new, high-end KitchenAid appliances, and updated light fixtures in both the kitchen and master bedroom. The kitchen has been upgraded with a new herringbone backsplash, and the entire home has been freshly painted. The en-suite bathroom offers a relaxing retreat with a soaker slipper tub, while both the main bathroom and en-suite feature new tile surrounds and laminate countertops. You'll find over 1,000 square feet of cement block patio space outside, perfect for enjoying the outdoors. The property also features a large "crusher cone" fire pit, new gutters and downpipes, and a newly installed natural gas line. The fully fenced property is seeded with cattle/horse pasture, providing plenty of green space and a fertile garden area. Additionally, a water line for a future shop has been installed at the northwest corner of the property, buried 10 feet deep, heat-traced, and sleeved. For your peace of mind, the entrance is secured with a steel gate and the home includes a Blink camera

doorbell plus several cameras covering all the property angles. These are all on the internet and can be monitored on your phone 24/7. This tranquil retreat is just a short drive from Calgary and even closer to Airdrie, offering an ideal escape from the hustle and bustle of city life.