

34157 Township Road 282
Rural Rocky View County, Alberta

MLS # A2161297



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,763 sq.ft.	Age:	2011 (13 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	10.08 Acres		
Lot Feat:	Few Trees, Gentle Sloping, No Neighbours Behind, Native Plants, Views		

Heating:	In Floor	Water:	Well
Floors:	Concrete	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	R-RUR
Foundation:	Other	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, Pool Table, C can, Water Softener, Washer, Dryer, Microwave, All appliances as-is

Nestled on 10 acres of prime land, this acreage offers a unique blend of rustic charm and endless potential. The property boasts a total of seven outbuildings, including two antique sheds, a red C-can, blue shed, white tarped shop, red shed, and white oil shed—perfect for storage, hobbies, or future development. Inside, the cozy 2-bedroom bungalow features in-floor heating throughout, ensuring warmth during the colder months. The primary bedroom includes a convenient 3-piece ensuite, offering comfort and privacy. The kitchen, with most cabinetry already installed and an island in place, provides plenty of room for future customization to suit your culinary needs. Adjacent to the kitchen is the bright and open eating nook, which flows seamlessly into the living room. Here, large windows frame stunning panoramic views, while a wood-burning fireplace and vaulted ceiling create a welcoming and spacious atmosphere. This property is an excellent opportunity for those seeking a peaceful country lifestyle with room to expand and personalize.