

274012 Range Road 34
Rural Rocky View County, Alberta

MLS # A2240048



\$680,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,688 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	10.30 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-RUR
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: 2 sheds

WELCOME TO YOUR DREAM ACREAGE. You MUST VIEW this RARE 10.3 acre parcel to fully appreciate the potential and flexibility to build your DREAM HOME. Nestled on 10.3 acres parcel with panoramic mountain views located just north of Bearspaw & Cochrane. Fully fenced throughout perimeter and offers perfect walkout capacity. Fully serviced with gas, electricity and water well. The property comes with a 2010 modular home features a spacious open floor plan with 4 bedrooms, 2 full bathroom, large living room with gas fireplace, dining room, laundry room and 20ft x 12ft front west facing deck and an oversized 30ft x 16ft east facing back deck perfect for entertaining your family/friends or just for relaxing over a few glasses of wine. Primary bedroom offers 4-piece ensuite with corner soaker tub, separate shower and large walk-in closet. Kitchen offers dark cappuccino-stained cabinets, stainless steel appliances, corner pantry, serving island and 3 skylight windows. No building commitment required and endless potential to fulfill your dreams of acreage living. Ideal for the family and horses. The property is an excellent opportunity for those seeking a peaceful country lifestyle with easy access to the Airdrie, Cochrane and Calgary. Combination of peaceful rural living with convenient access to urban amenities. Exceptional Value! Come and See this property today!!