

**275200 Township Road 233
Rural Rocky View County, Alberta**

MLS # A2268428

\$1,389,000



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,829 sq.ft.	Age: 2006 (20 yrs old)
Beds:	6	Baths: 3 full / 1 half
Garage:	Oversized, Triple Garage Attached, Workshop in Garage	
Lot Size:	4.00 Acres	
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees	

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

4 ACRE LOT!! FULLY LANDSCAPED!! OVERSIZED & HEATED TRIPLE ATTACHED GARAGE!! MASSIVE DRIVEWAY FOR RV & TOYS!! SEPARATE WORKSHOP GARAGE (51'x31.2')!! 3400+ SQFT OF LIVING SPACE!! 6 BEDROOMS!! 3.5 BATHS!! This beautiful acreage offers the perfect blend of space, comfort, and functionality! The main floor features a bright living area with a cozy fireplace, a stunning kitchen with a large island, pantry, and custom cabinetry, plus a spacious dining area with access to the deck overlooking your landscaped yard. The PRIMARY BEDROOM includes a 4pc ensuite, walk-in closet, and a private balcony with peaceful backyard views. Two additional bedrooms share a 4pc bath, and there's also a convenient 2pc bath and main floor laundry with access to the garage. The OVERSIZED TRIPLE GARAGE is heated with IN-FLOOR HEATING. Electric IN-FLOOR HEATING in every bathroom, the front entrance, and the laundry room — adds an extra touch of luxury. The in-floor heated basement includes 3 bedrooms (one currently used as an office), a 3pc bath, a huge recreation area, and ample storage. The SEPARATE WORKSHOP GARAGE (51'x31.2') is built with INSULATED CONCRETE FORMS (ICF) — offering superior insulation with NO HEAT LOSS — and also features IN-FLOOR HEATING. The property is surrounded by mature trees and includes a full IRRIGATION SYSTEM with sprinklers around the house for easy maintenance. Located on a CORNER LOT just minutes from Langdon, close to schools, shopping, and everyday amenities — this property truly has it all. COUNTRY LIVING WITH CITY CONVENIENCE — YOUR DREAM ACREAGE AWAITS!!