

275200 Township Road 233  
Rural Rocky View County, Alberta

MLS # A2268428



**\$1,389,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!!