

162 Country Lane Drive
Rural Rocky View County, Alberta

MLS # A2272295



\$1,649,900

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| Division: | Country Lane Estates | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bi-Level | | |
| Size: | 2,059 sq.ft. | Age: | 1997 (29 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached, Triple Garage Attached | | |
| Lot Size: | 2.01 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cleared, Irregular Lot, Landscape | | |

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| Heating: | In Floor, Forced Air | Water: | Co-operative |
| Floors: | Carpet, Ceramic Tile, Concrete, Laminate | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | R-CRD |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Storage, Vinyl Windows | | |

Inclusions: lawn and snow maintenance equipment (negotiable) , Garage Cabinets, Lower Fridge/ Dishwasher / Stove

Wow, set on a 2-acre parcel in desirable Country Lane Estates, this exceptional acreage offers unmatched tranquillity, unobstructed mountain views, and quick access—just 20 minutes to downtown Calgary and minutes to the Trans-Canada Highway. Substantially renovated in 2017, this impressive bungalow showcases extensive updates and a near-perfect layout! Massive windows throughout capture panoramic views in all directions, filling the home with natural light and a sense of serenity. The updated chef's kitchen features a full appliance package—including stove, microwave, dishwasher, and refrigerator—with seamless flow into the living and dining areas. The main floor offers three generous bedrooms, including a luxurious primary retreat with private deck access, a steam shower, a bidet, and a spacious 5-piece ensuite. The fully developed walkout lower level provides exceptional versatility for extended family, guests, or nanny accommodations. It includes a full second kitchen with a complete appliance package, a large bedroom, a bright recreation area, a formal den, ample storage (including a playroom under the stairs), and a temperature-controlled wine cellar with professional racking. In-floor heating on this level ensures year-round comfort. Mechanical upgrades include a high-efficiency furnace, hot water tank, furnace-mounted professional HEPA filter, air conditioning, in-floor heat in both the lower level and attached garage, central vacuum, and a timer-controlled exterior lighting system. Car enthusiasts and hobbyists will love the heated triple attached garage with epoxy floors, knockdown ceilings, included metal cabinets and workbench, and a Cal Canna heater. Even more impressive is the nearly 900 sq. ft. heated workshop/garage, complete with 12-ft ceilings, 220V service, and a gas line—perfect for equipment,

vehicles, and large-scale projects. Outdoors, the property continues to shine: a wraparound deck, additional decks off multiple rooms, a large rear concrete patio, a fenced backyard, a fully paved driveway, and negotiable lawn/snow maintenance equipment for turnkey acreage living. Bingham Crossing shopping complex under construction just 4 minutes away, Phil Mickelson golf course, Launch Pad, Calaway Park, private/public schools (bussing) and quick access to city or Rocky Mountains. Book a private showing to view this amazing haven.