

256 Stage Coach Lane
Rural Rocky View County, Alberta

MLS # A2275934



\$1,369,000

Division:	Sharp Hill		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,672 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.03 Acres		
Lot Feat:	Backs on to Park/Green Space, Garden, Secluded, See Remarks		

Heating:	Forced Air	Water:	Co-operative
Floors:	Ceramic Tile, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	r1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: second dishwasher in basement media area

STUNNING LOCATION just outside of Airdrie minutes from shopping, and 1 min from HWY 2. This 2 acre parcel and good sized 1672 sq. ft bungalow with OVERSIZED triple attached garage is the perfect escape from the bustle of the city. This home comes fully loaded with high end features, large open kitchen with tons of room for entertaining family or guests. Family/great room with corner fireplace off the kitchen, and walk out onto the covered back deck area for summer eves and look out onto the open acreage and lovely trees. Large master (primary) suite with 4 pc en-suite, soaker tub, and HUGE walk-in closet. Second bedroom up and another 2 pc bath. Main floor laundry for convenience and just off the HUGE TRIPLE ATTACHED garage, perfect for all the toys. Fully developed lower level with another 3 pc bath, bedroom, media area, sitting area, and a wet-bar area with second dishwasher, perfect for game nights or entertaining. This is a truly beautiful piece of land, and super convenient location, so get the best of both worlds between city convenience and country seclusion.