

**272187 Township Road 240
Rural Rocky View County, Alberta**

MLS # A2207552



\$1,199,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,284 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, W		
Lot Size:	9.65 Acres		
Lot Feat:	Garden, Lawn, Level, Pasture, See Remarks, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	See Remarks, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-23-27-W4
Exterior:	Vinyl Siding	Zoning:	R-RUR
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, See R
Features:	Ceiling Fan(s), Central Vacuum, See Remarks, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

CHECK OUT the amazing AERIAL VIDEO of this property at this link: <https://youtu.be/fjUYYL55fkQ>. COME AND TAKE A LOOK AT WHAT COULD BE YOURS! THIS IS A FANTASTIC OPPORTUNITY TO HAVE YOUR OWN PIECE OF COUNTRY LIFE WITH CONVENIENCES CLOSE BY! With ~10 ACRES, you will have all of the land you need for your family to live and grow! As you drive onto the property, you will appreciate everything it has to offer! The beautiful home is situated so that you have both EAST AND WEST FACING DECKS to relax and have a coffee or watch a sunset with a glass of wine! The spacious BUNGALOW has lots of great features, such as 3 BEDROOMS on the main level, an OPEN KITCHEN with loads of cupboards and a LARGE PANTRY, with lots of counter space to prepare your favorite foods! The OPEN DINING area has plenty of room to share meals with family and friends. There is HUGE LIVING room, with ample space for everyone to spend time together making memories! The TWO SIDED GAS FIREPLACE adds a touch of coziness to this home, with access views from the kitchen and living room. From the living room, PATIO DOORS lead you to your back deck, ready for you to watch the kids playing in the yard! The PRIMARY bedroom is very large, with DOUBLE CLOSETS and a 3 piece ensuite. Downstairs, you will find a great PLAY AREA for lots of fun and games! There is also ANOTHER 3 piece bathroom, and a generous sized GUEST SPACE with wall to wall closets! The laundry is conveniently located here as well, along with a huge STORAGE room big enough for everything to stay organized! There is a large OFFICE, or you can use as a FLEX SPACE, whatever you want it to be! You will enjoy parking in the DOUBLE ATTACHED garage, which is HEATED and INSULATED, and comes complete with a big

WORKBENCH, loads of convenient shelving, AND a sink for washing up! Plenty of additional parking just outside as well! Now come and check out the outdoor part of this property! The huge 47 x 43 foot BARN comes with 5 STALLS, an office and/or tack room, hay storage AND front and back doors for easy access and drive through ability. Outside there are 4 horse PADDOCKS and PASTURE space, with many of the fences being recently replaced. The OUTDOOR RIDING ARENA is ready to go, complete with NIGHT LIGHTING! There are also 2 automatic waterers! The home has NEW SIDING in 2022, along with NEW ROOF and EAVES on both the home and the barn at the same time. This home had all NEW WINDOWS in 2011. The septic field was NEW in 2024 and has had a Septic Feasibility Report already done for you! Nothing for you to have to do but move in and enjoy! With Langdon just a short 5 minute drive away, you have a great selection of stores, restaurants, pubs, cafes and more - all of the services you need! It's easy access to major shopping in Calgary in just 15 minutes, or to downtown Calgary in 30 minutes! You can also head into Strathmore in 15 minutes for even more handy stores and activities! THIS IS THE LIFE YOU HAVE BEEN LOOKING FOR! COME AND GET IT!