

\$1,149,000 - 282186 Township Road 272, Rural Rocky View County

MLS® #A2060806

\$1,149,000

5 Bedroom, 4.00 Bathroom, 1,872 sqft
Residential on 4.39 Acres

NONE, Rural Rocky View County, Alberta

SOLAR PANELS | OVER 4 ACRES | FULLY DEVELOPED WALKOUT | 5 BEDROOMS | 3.5 BATHROOMS | 6 MINUTES TO AIRDRIE | SEPARATE HEATED SHOP | HEATED ATTACHED GARAGE | RUBBER ROOF | SOLAR PANELS | PLAYGROUND | WETBAR | WORK FROM HOME | IN-FLOOR HEAT THROUGHOUT HOME AND SHOP | This property is built to last and for energy efficiency. The rubber roof is extremely durable for all types of weather and outlasts your traditional shingled roof. The in-floor heat in the basement floor and main living space on the main floor is one of the most efficient ways to heat a home and not to mention the boiler was just upgraded recently which also includes a TANKLESS hot water system too. The massive shop is also heated by in-floor heat with it's own separate boiler system and has a 200amp panel as well. The property also includes 24 SOLAR PANELS which lowers the electricity bills significantly. This fully developed walkout bungalow has 5 bedrooms, 3.5 bathrooms, convenient main floor laundry, a heated 4 car attached garage and a massive heated shop. The main floor welcomes you with a wide open floorplan with loads of windows allowing plenty of natural light. The kitchen is complete with a breakfast bar, tons of cabinets and pantry all over looking the bright living room with 3-sided fireplace and dining area where you can step out to your full



width wets-facing covered rear deck. Down the hall is the primary suite with 3-piece ensuite, huge walk-in closet and corner gas fireplace with access to the rear deck. Next is the 4-piece main bathroom and 2 more generous bedrooms one of which would make a great home office. Finishing the main floor is a half bath and very convenient huge main floor laundry room with plenty of room for a deep freezer and access to the attached garage. The fully developed walkout basement has 2 more generous bedrooms, 4-piece bathroom, dedicated media room with barn style doors, and an absolutely massive recreation room with wet bar, corner gas fireplace and steps out to the professionally landscaped backyard. This home is equipped very efficient in-floor heating even in the garage. The attached garage has enough room for 4 vehicles, one side is drive through and has been tastefully finished dÃ©cor as well as a dog pen that has access to the fenced dog run/enclosure. Out back there is a large concrete pad between the garage and the awesome heated shop with over head door, tons of cabinets to organize all your tools, led lighting, in-floor heat, and a 3-piece bathroom. The well groomed yard has been professionally landscaped and is complete with firepit area, picnic spot, playground for the kids (with zipline), garden dry pond and so much more. This home has been outfitted with a rubber roof (with warranty), upgraded boiler system, and lets not forget the 24 rooftop solar panels. Don't miss out on this well built home. Book your private viewing today. (If you are viewing this property on Realtor.ca, please scroll down to the extra information links/tabs in the listing).

Built in 2001

Essential Information

MLS® #	A2060806
Price	\$1,149,000
Sold Price	\$1,149,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,872
Acres	4.39
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	282186 Township Road 272
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 2Y3

Amenities

Parking Spaces	40
Parking	220 Volt Wiring, Additional Parking, Drive Through, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Parking Pad, RV Access/Parking, Single Garage Detached, Tandem, Triple Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3

Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Out

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Playground, Rain Gutters
Lot Description	Front Yard, Lawn, Garden, Landscaped, Many Trees, See Remarks
Roof	Rubber
Construction	Vinyl Siding, Wood Frame
Foundation	See Remarks, Wood

Additional Information

Date Listed	June 24th, 2023
Date Sold	January 26th, 2024
Days on Market	216
Zoning	R-RUR
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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