

\$949,900 - 35162 Township Road 262, Rural Rocky View County

MLS® #A2104490

\$949,900

4 Bedroom, 2.00 Bathroom, 1,285 sqft
Residential on 4.74 Acres

NONE, Rural Rocky View County, Alberta

Situated to take in breathtaking panoramic views of the majestic Rocky Mountains and the serene Big Hills Springs Ravine, this property is a haven for those seeking solace in nature and more space. Step inside to discover a home adorned with upgrades/features, including granite countertops, stainless steel appliances, and gleaming hardwood floors. Boasting four spacious bedrooms and two full bathrooms, this residence offers ample space for comfortable living. Upper level offers kitchen, living room with gas fireplace showcases stunning views and nook with access to the huge wrap around sundeck. This floor has three bedrooms and a full bathroom. The bright and inviting walkout basement features a cozy wood-burning fireplace and stamped concrete flooring with in-floor heating, adding a touch of rustic elegance to the space. There is a 4th bedroom on this level and another full bathroom plus laundry/storage/utility room. Access the double attached garage from this floor that is fully finished and heated. There is also a separate double detached garage/shop, providing ample space for parking and storage plus there is an area for RV parking with hookups. Entertain guests or simply unwind in the outdoor oasis complete with a ground-level patio ideal for barbecues and fire pits and a private hot tub nestled within a gazebo. Equipped for equestrian enthusiasts, the fully



fenced and cross-fenced yard is ready for horses to roam freely. Tucked away at the end of a tranquil cul-de-sac, far removed from the hustle and bustle of highway noise, this idyllic retreat offers the perfect setting for leisurely summer days and cozy winter evenings spent skating on the private rink. Discover the epitome of country living with all the modern comforts in this captivating property. Welcome home to your slice of paradise! Book your private showing today!

Built in 1991

Essential Information

MLS® #	A2104490
Price	\$949,900
Sold Price	\$919,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,285
Acres	4.74
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	35162 Township Road 262
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 1A2

Amenities

Parking Spaces	10
Parking	Double Garage Attached, Double Garage Detached, Insulated

Interior

Interior Features	Granite Counters, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, See Remarks

Exterior

Exterior Features	Other
Lot Description	Cul-De-Sac, Irregular Lot, Landscaped, Level, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 1st, 2024
Date Sold	February 16th, 2024
Days on Market	15
Zoning	R-RUR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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