



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**240132 Range Rd 34**  
**Rural Rocky View County, Alberta**

**MLS # A2171920**



**\$4,800,000**

<b>Division:</b>	Rural Rocky View County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,035 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Front Drive, Garage Door Opener, Triple Garage A		
<b>Lot Size:</b>	140.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Farm, Front		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	4-24-3-W5
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Hot tub - as is		

Welcome to your dream country home! Located only 15 minutes West of Calgary off Highway 8, this incredible location keeps you within a very easy drive to amenities while offering all the glory of country living. The picturesque 140 acres is currently being farmed but offers countless opportunities for pastureland, animals or leasing. The home provides complete privacy from any neighbors and proudly displays the spectacular views of peaceful farmland, the rolling foothills and the majestic Rocky Mountains from every angle. The entrance along the winding, tree-lined driveway immediately sets the stage for the tranquility of entire property. Fully lined in mature Spruce trees and perfectly accented with hedges, shrub and flower beds, the breath-taking landscaping is something that takes years achieve. Not only are the mature trees along the driveway into the property, but line the entire perimeter of the 140 ares, something you would see in the estate ranches of Kentucky! The charming Connecticut-styled country home welcomes you with a cozy, covered front porch, soaring peaks and rooflines accented with arched and mullioned windows and a triple attached garage adorned with a weathervane topped cupola. This bungalow-styled home offers numerous outdoor spaces to enjoy the peaceful surroundings. The main level boasts vaulted ceilings, two bedrooms, a home office that can be used as a third bedroom and a bright and sunny open floorplan. Recent renovations include kitchen updates, all new stainless-steel appliances, updated bathrooms, a new roof, a new hot water tank and a new furnace. The lower-level walkout offers two additional bedrooms, a family room, a gym space, a games room and a wet bar. This well-appointed and immaculate home is spacious enough for a large family without being too large to age in place. Whether you are looking for a weekend

retreat, a full-time home outside the city, a place to run a farm or boarding facility or an investment property, this one-of-a-kind home is everything you could ever dream of.