

\$1,340,000 - 290076 Twp Rd 285, Rural Rocky View County

MLS® #A2217579

\$1,340,000

5 Bedroom, 4.00 Bathroom, 2,749 sqft
Residential on 4.00 Acres

NONE, Rural Rocky View County, Alberta

Wow! Fully developed family home with over 4100 sf of enjoyment for everyone! Located approx. 5 kms east of Crossfield on paved road. The Owner currently runs her wellness center out of the premises, so some of the pictures maybe confusing on first view. But, if you make an appointment to see this gorgeous home with 5 bedrooms, 4 baths, great open kitchen and dining room with large windows for superior natural lighting! The Upper floor includes 2 spacious bedrms with walk-in closets and the Primary is huge and includes a generous sized 5 pc Ensuite. The basement is spacious and bright and includes sunshine height windows. The kids will have a great place to hang out when friends pop in! The yard is mostly landscaped, however the additional acre's in the new subdivision is still under cultivation and is not fenced. You'll enjoy the triple detached garage (27x37x10), this building is insulated, wired and sheeted, has a concrete floor and 2 garage door openers. A perfect place for your classic, a project, or? (This home also offers; 2-HE furnaces, each with its own A/C units, 2- HE N/G HWT'S, Water Treatment system (chlorinator, Iron Filter, Softner), Exterior LED lighting all around, including detached garage! Whole house wired for sound but only hooked up to Great room and lower family room!)

Built in 2009



Essential Information

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|----------------|----------------------------------|
| MLS® # | A2217579 |
| Price | \$1,340,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,749 |
| Acres | 4.00 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 290076 Twp Rd 285 |
| Subdivision | NONE |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T0M 0S0 |

Amenities

| | |
|----------------|---|
| Utilities | Heating Not Paid For, Natural Gas Paid, Electricity Available, Natural Gas Available, Electricity Paid For, Natural Gas Connected, Heating Paid For, High Speed Internet Available, Phone Available, Satellite Internet Available, Sewer Connected, Water Paid For, Water Available |
| Parking Spaces | 7 |
| Parking | Additional Parking, Double Garage Attached, Gravel Driveway, Off Street, Triple Garage Detached |
| # of Garages | 5 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances | Built-In Gas Range, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Conditioner, Water Softener, Window Coverings |

| | |
|--------------|--|
| Heating | High Efficiency, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Basketball Court, Private Yard |
| Lot Description | Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------|
| Date Listed | May 4th, 2025 |
| Days on Market | 44 |
| Zoning | R-R |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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