

243159 Range Road 281, Rocky View County

Many updates over the years! A few of the latest updates are:

2015: Shop (36 x 44 ft or 1584 sq ft, outside measurements)

2017: R60 Insulation + R40 in attic

2018: Roof, high impact resistant

2019: HardiePlank siding, all windows and doors, fireplace in living room

2020: Swimming pool

2021: Asphalt driveway

2022: Plumbing PEX*, Miele washer & dryer, A/C upstairs & office, garage/shop heater

The home:

4 bedrooms up, fully developed basement. Roof (2019), triple pain windows and HardiePlank siding (2019). Hardwood flooring on the main, laundry room with Miele washer & dryer (2022) and several fridges. A/C upstairs (2022). Heated flooring in both bathrooms upstairs. 2 high-efficiency furnaces (2016). A pool (2020) and sauna.

The offices and reception area:

Separate entrance to the reception area and two large-sized offices. With bathroom and air-conditioning (2022). These areas are easily accessible from the living quarters yet separated. Besides two offices, this area could easily convert to a nanny or grandmother suite.

The garages:

Two attached garages; one 25.9 x 22.11 ft oversized, double side by side garage (original), and an oversized double tandem garage, 32 x 19.9 ft with 13.5 ft height. Garage door is 12 x 12 ft. Car lift is included.

The workshop:

Built in 2015. Measures 36 x 44 ft (1584 sq ft, outside measurements). 14 ft overhead door, 16ft ceiling. With mezzanine and stairs. New heater (2022). Concrete flooring. Alarm system. The shop is located 33 meters from the home. Racks and shelving are negotiable.

Technicalities:

4.04 acres. Drilled well and 850 gallon cistern. Distiller to kitchen. Hot water-on-demand. Water softener. Flow rate 3 gallons/ph. Smarthub Telus internet connection. Entire driveway and road to the property has asphalt (2021).

*Plumbing Pex replaced except a few pieces upstairs.

A great property for the entrepreneur with family!