



21060 Township Road 272 Rural Rocky View County Alberta

\$1,149,900

This is the PRIVATE ACREAGE you've been waiting for. Set on 5 BEAUTIFULLY TREED ACRES with stunning MOUNTAIN VIEWS, this WALKOUT bilevel offers the perfect blend of comfort, space, and freedom - WITHOUT ANY SUBDIVISION ARCHITECTURAL CONTROLS. With over 3,000sqft of developed living space, this home provides both functionality and charm, surrounded by natural beauty and peaceful green space with WALKING TRAILS WEAVING THROUGH THE TREES. The main floor features a spacious and bright OPEN-CONCEPT living and dining area centered around a classic BRICK FIREPLACE. Large windows bring in NATURAL LIGHT and showcase the EXPANSIVE VIEWS, while the dining area opens to a PRIVATE DECK, ideal for relaxing or entertaining. The UPDATED KITCHEN offers warm wood cabinetry, QUARTZ COUNTERTOPS, an island with seating, and a convenient walk-in pantry. It flows into a generous family room with VAULTED CEILINGS, ABUNDANT WINDOWS, and direct access to the backyard and forest beyond - truly a space that brings the outdoors in. The laundry room is conveniently located just off the kitchen for everyday ease. The master bedroom is a peaceful retreat with plenty of space for a king-sized bed and additional furniture. It includes a large closet and a recently RENOVATED ENSUITE bathroom. Two additional bedrooms on the main floor share an UPDATED FULL BATHROOM, creating a well-designed layout for family or guests. The FULLY FINISHED WALKOUT level adds excellent versatility, with a fourth bedroom, another full bathroom, and two large family rooms. One of these rooms features a walkout entrance to the front yard and would be perfect for adding a second kitchen. The second family room includes a feature BRICK FIREPLACE WALL and is currently used as a home office. There's plenty of room to create additional bedrooms if needed, along with a cold storage room for added convenience. Throughout the home...

Recreational, Games room 18.83 Ft x 12.25 Ft
Recreational, Games room 27.83 Ft x 18.75 Ft
3pc Bathroom 7.92 Ft x 5.25 Ft

Laundry room 10.75 Ft x 6.42 Ft
4pc Bathroom 7.67 Ft x 5.00 Ft
3pc Bathroom 8.25 Ft x 7.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Landan Real Estate

<http://www.calebreich.com/>



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Bedroom 11.42 Ft x 8.58 Ft
Kitchen 14.67 Ft x 13.42 Ft
Dining room 10.75 Ft x 8.17 Ft
Living room 14.42 Ft x 13.33 Ft

Family room 21.92 Ft x 13.50 Ft
Primary Bedroom 13.42 Ft x 12.25 Ft
Bedroom 12.00 Ft x 10.75 Ft
Bedroom 12.00 Ft x 10.42 Ft