

# \$1,400,000 - 290076 Twp Rd 285, Rural Rocky View County

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MLS® #A2217579

**\$1,400,000**

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

MLS® #	A2217579
Price	\$1,400,000
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	Natural Gas Paid, Natural Gas Available, Electricity Paid For, Natural Gas Connected, Heating Paid For, Phone Available, Satellite Internet Available, Sewer Connected, Water Paid For, Electricity Available, High Speed Internet Available, Heating Not 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

Date Listed	May 4th, 2025
Days on Market	6
Zoning	R-R

## Listing Details

Listing Office	CIR Realty
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