

# \$1,313,000 - 262158 Range Road 293, Rural Rocky View County

MLS® #A2193396

**\$1,313,000**

4 Bedroom, 3.00 Bathroom, 1,652 sqft  
Residential on 4.67 Acres

Sharp Hill, Rural Rocky View County, Alberta

Seller has already been accepted an offer, just waiting for the deposit. Are you ready to leave the Hustle and Bustle of Urban life to enjoy the peace and serenity of Country Living? Look no further than this 3 bedroom 1600 sq ft walk out bungalow nestled on 4.67 acres just north of Cross Iron Mills Shopping Centre. the LR features a three sided gas fireplace. You will love the kitchen with the the custom maple cabinets with many pot drawers, pull out shelving and the granite counter tops . The extra large island is the ideal setting for family and friends to gather for conversations and the dining nook for more formal meals. The main level features three large bedrooms, with a four piece guest bathroom and the primary bedroom features custom built cabinets and a 3 piece bath with glass enclosed walk in shower. The bathrooms feature under cabinets motion sensor lighting for night time ease. The main floor laundry with laundry sink and custom cabinets is located conveniently off the kitchen and there is a door that leads outside to the the triple car garage. The lower level walk out basement includes a massive family room with plenty of natural light, an office space , large 4th bedroom, craft /flex room and unfinished storage area. A 3 piece bath on the lower level is complete with glass wall walk in shower and granite countertop. Triple car garage with heat. The property features a small horse barn, fencing for horses and a



chicken coop. The property is on rent now for \$4750 per month.

Built in 1993

### Essential Information

MLS® #	A2193396
Price	\$1,313,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,652
Acres	4.67
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	262158 Range Road 293
Subdivision	Sharp Hill
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4A 0N1

### Amenities

Parking	Additional Parking, Garage Faces Front, Heated Garage, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Vinyl Windows
Appliances	Built-In Oven, Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Storage
Lot Description	Creek/River/Stream/Pond, Farm, Landscaped, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	34
Zoning	R-CR

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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