

# \$988,000 - 234208 Range Road 270a, Rural Rocky View County

MLS® #A2202910

**\$988,000**

4 Bedroom, 3.00 Bathroom, 1,489 sqft  
Residential on 4.02 Acres

NONE, Rural Rocky View County, Alberta

Freedom, only 25 Minutes to Calgary just off Glenmore Trail, 5 minutes to Langdon, close to everything. A great sized modern and beautifully up-graded Bungalow shows immaculate! No pets, no smoking. Features a very well designed open floor plan, lots of natural light in the living room and the large south facing kitchen, Granite counter tops, lots of cupboard and counter top space, walks out to a huge deck with Solarium. Primary bedroom has a very nice large well designed Ensuite and a big walk-in closet. Large, bright very well planned out fully finished walk out basement, two big bedrooms down and a huge walk-in storage closet, large open Living room with electric fireplace. Two furnaces with separate thermostats, central Air Conditioning, very well insulated. Located in a quiet Cul-de-sac on 4.02 Acres, huge Quonset 39' x 80' Two double Garages: 20x24 and 16x24 a carport, tons of parking and park your trucks and RV. Cross fenced. Ideal for any life style. This house is definite must see on your list and compare. Please call to view today!

Built in 1955

## Essential Information

MLS® #	A2202910
Price	\$988,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,489
Acres	4.02
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	234208 Range Road 270a
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T2P 2G7

### Amenities

Utilities	Satellite Internet Available
Parking Spaces	4
Parking	Double Garage Detached, Carport, Garage Door Opener
# of Garages	4

### Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Washer, Washer/Dryer, Window Coverings, Trash Compactor
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	BBQ gas line, Other
Lot Description	Cul-De-Sac, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	19
Zoning	R1

### **Listing Details**

Listing Office	Grand Realty
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