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264250 Panorama Road
Rural Rocky View County, Alberta

MLS # A2225283



\$3,680,000

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|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 3,473 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Additional Parking, Gravel Driveway, Triple Garage Attached | | |
| Lot Size: | 137.00 Acres | | |
| Lot Feat: | Farm, Gentle Sloping, Landscaped, Lawn, Pasture, Views | | |

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| Heating: | Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas | Water: | Drinking Water, Private, Well |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Private Sewer, Septic Field, Septic System, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | 29-26-1-W5 |
| Exterior: | Stucco, Wood Frame | Zoning: | AG-Gen |
| Foundation: | Poured Concrete | Utilities: | Cable Not, Electricity Connected, Natural Gas, Electric |
| Features: | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s) | | |
| Inclusions: | TV Brackets on wall | | |

137 acres +/- with gorgeous views of Airdrie, Calgary, YYC, and those Beautiful Rocky Mountains! The property is located within 5 minutes of Airdrie and Calgary city Limits, and less than 10 minutes to X-Iron Mills. This custom-built Bungalow has all the trimmings of a fine home has to offer. Vaulted and high ceilings, top of the line Wolf Stainless Steel appliances, hardwood floors thru-out, large triple glazed windows, stucco exterior, open concept main floor with a beautiful and very functional sunroom with large windows and a see thru gas fireplace for those chiller days! The front of the house features a pergola style front entry and deck with radiant heater over-head, built-in out-door fireplace and BBQ area, perfect for entertaining, day or night! There are 2 other get away area's depending on the time of day or the mood of your company. There is a large mud room/laundry area for cleanup after a day in the yard or perfect pet area. This leads to the triple garage with a den above for a great office space or your guests get away, complete with views! The basement is partially developed with a large bedroom with its own 4 pc Ensuite bath, the balance of the basement is up to your creative ideas! The property is fenced and x-fenced for both horses and cattle, complete with 2 automatic watering bowls, and a horse shelter. Other out-buildings included are a large shed for all your lawn care equipment, a custom shelter for gatherings around the firepit, and a greenhouse that doubles as a get-a-way if you want some quiet time to read. I'm probably missing something, so book your appointment to view today!