

**254209 Woodland Road**  
**Rural Rocky View County, Alberta**

**MLS # A1109040**



**\$3,100,000**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	15.19 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Walk-Out To Grade	<b>LLD:</b>	26-25-3-W5
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** -

Immaculate Home close to Calgary situated on a sub-dividable 15.99 acre lot surrounded by beautiful trees and landscaping. Italian inspired construction with predominant concrete throughout and a cold room cellar that's naturally cold all year round without mechanical intervention. The 3 Bedroom (two above grade) open concept Walkout Home is well illuminated and features a beautiful kitchen, eating area / dining room, upper loft flex room / floor, gas fire place on main floor, wood burning fire place on lower floor, split access from the garage to the lower level and main level, laundry roughed in upstairs and full laundry downstairs, wet bar downstairs, second kitchen on lower floor and den. Incredible attached heated greenhouse and enclosed patio in the back.