

780-296-5892 sellwiththeresa@gmail.com

254209 Woodland Road Rural Rocky View County, Alberta

MLS # A1109040



\$3,100,000

Division:	Bearspaw_Calg			
Туре:	Residential/House			
Style:	1 and Half Storey, Acreage with Residence			
Size:	2,026 sq.ft.	Age:	1994 (31 yrs old)	
Beds:	3	Baths:	3	
Garage:	Triple Garage Attached			
Lot Size:	15.19 Acres			
Lot Feat:	Landscaped			

Floors: Tile Sewer:	-
Roof: Clay Tile Condo Fee:	-
Basement: Finished, Walk-Out To Grade LLD:	26-25-3-W5
Exterior: Brick, Concrete, Stucco, Wood Frame Zoning:	R-1
Foundation: Poured Concrete Utilities:	-

Features: 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.