

5 Georgian Estates Rural Rocky View County, Alberta

MLS # A2257047


\$1,750,000

Division:	Georgian Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,550 sq.ft.	Age:	1978 (47 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Paved, RV Access/Parking, See Remarks, S		
Lot Size:	2.09 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gazebo, Landscap		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Wood Frame, Wood Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Skylight(s)		

Inclusions: N/A

WITH OVER \$450,000 IN PROFESSIONALLY COMPLETED UPDATES IN THE LAST THREE YEARS, We are proud to present this outstanding home and quality product throughout that is now really a turn key property. Located in Georgian Estates, just over 2 acres and offering so much privacy and incredible views, NE of Calgary off of Country Hills Blvd and under 4 km to Stoney Trail. This is a west backing walkout bungalow with a newly created 3 Bedroom basement suite (illegal), or use for extended family. It has a triple attached garage and also has a newly renovated separate shop/garage. This can be developed into a separate suite by connecting roughed in plumbing and adding a sewer line to the septic system, or continue using as a gym and formal office, great for meeting clients, and a heated single garage with work bench. The bungalow main level has 3 bedrooms, 2 1/2 bathrooms, central living room with high beam vaulted ceiling that provides an incredible west facing view. The primary bedroom also has a separate sliding door to the deck. This leads into the dining room and then the updated kitchen with a modern flair and newer appliances, plus a sink with a great view! There is a casual family room off of the kitchen that could also be a casual eating area. Also a large laundry room, and several exits. The separate lower level also has 3 bedrooms, bathroom, large kitchen and dining area, and also a large central living room with walkout access to the backyard. A newer stacker laundry unit is in the mechanical room, easy access. There is a large gazebo out back, and a huge yard area, nicely maintained. A long list of upgraded product includes: 2023: new 2,000 gallon septic tank, carpet. And in 2024: Triple Pane Windows; Asphalt Shingles, Full Width Deck installed from the footings up; Shop reno'd with a new furnace, an office and open area plus

a single bay garage; Concrete Walkway and Front Entry; New Blinds; New Insulated Garage Doors; Exterior Lights; Tile; Kitchen Downstairs; Appliances with 2 fridges, oven, 2 washer/dryers, 2 dishwashers, landscaping, carpet, interior and exterior painting, and driveway maintenance. In 2025: 2 new hot water tanks; reinforced eaves troughs and new downspouts. Lot's of storage in the basement and also a separate storage area in the attached garage. Two furnaces, one for each level. Parking? Definitely not a shortage here. A long paved driveway with a wide area for parking a lot of shiny vehicles. There is also a side RV parking area with a 220V plug in. The pictures are great but this really is a must see home. Come take a look!