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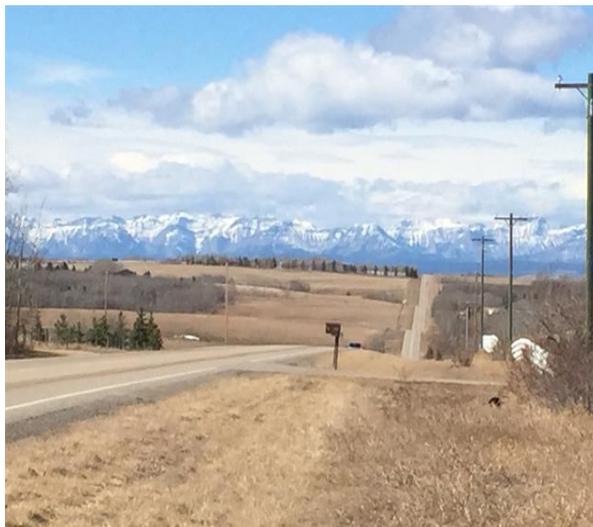
Rural Rocky View County

32182 TWP RD 262

\$829,000

Detached

- Style:** 2 Sty Split
- Bedrooms:** Above: 3 / Ttl: 4
- Bathrooms:** Full: 2 / Half: 1
- Rooms Above:** 7
- Floor Area:** 204 SqM / 2,200 SF
- Year Built:** 1988
- Taxes:** \$3,575 / 2014
- Possession:** 06/01/2015 Or later.



Perfect opportunity for a handyman or investor! Spacious 2200 sq. ft. 4 bedroom 2-storey split design on 19.75 acres in Bearspaw - just minutes from Calgary and Cochrane. Great panoramic mountain views, with subdivision potential. Lots of mature spruce trees, diamond willows, wild gooseberries, saskatoons, wild flowers, & an abundance of wildlife abound on the organic property. New roof installed in 2013, and 2 hi-efficiency furnaces as well. The floor plan is roomy, and the rooms are big, providing ample space for a large or small family. The property is completely fenced and provides fenced paddocks with self waterers. Numerous outbuildings include 2 sheds, 2 horse shelters, 1 mini barn, and 2 enclosed horse/animal buildings. A triple attached garage is a plus, and includes an isolation box to hook up a generator if desired. This property has great potential, and is a rare natural acreage find so close to town. Come see it today!



- Goods Included:** Dishwasher-Built-In, Garage Control, Oven-Built-In, Oven-Microwave, Refrigerator, See Remarks, Storage Shed, Stove-Countertop Electric, Window Coverings-All
- Features:** Ceiling 9 ft., Handyman Special, Sunroom, Swirlpool Bath (Jacuzzi), Vaulted Ceiling
- Parking:** Enclosed: 3 Total: 6 Triple Garage Attached, Insulated, Over Sized

