



780-380-6207  
 meghan@meghanrobinson.net

244122 Conrich Road  
 Rural Rocky View County, Alberta

MLS # A2172120



**\$4,990,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,675 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Garage Door Opener, Quad or More Detached, Triple Garage		
<b>Lot Size:</b>	39.04 Acres		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Many Trees, Rectangular Lot, Wetlands		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Electricity Paid For, Phone Paid For
<b>Features:</b>	Bar, Bathroom Rough-in, Built-in Features		

**Inclusions:** All "as is" and believed to be in good working order: Living room TV and Lazyboy couch + chair, Kubota tractor, 3 riding mowers + attachments, golf cart, quad, snow blower, seeder, misc. yard tools. Refrigerator water line and upper tray in dishwasher not working, "as is".

Country Quiet, City Close! This one of a kind property features the ideal Live/Work/Play opportunity for a discerning buyer, with future development potential in the ever-expanding Calgary-Conrich-Chestermere corridor. 39 Acres located in the approved Conrich Hamlet Area Structure Plan (updated June 2024) and fronting onto paved Conrich Road, with quick access to Highway 1, McKnight Boulevard and Stoney Trail. The beautiful custom executive A-frame bungalow is nestled in the privacy of a well-treed tranquil yard and features 5,000+ sq.ft. developed with a spacious open plan featuring unlimited natural light and spacious indoor and outdoor living areas, with six bedrooms, including a 665 sq.ft. main level Primary suite. This home is full of must-see indoor and outdoor upgrades, features and mechanical systems, and hosts a "x 22' x 10' attached garage. Ideal business setup with outbuildings including a four-bay 39' x 25' detached garage, two heated workshops with container storage, a 2,560 sq.ft. (64' x 40') machine shop with oversize door, horse paddock, and storage sheds. The Seller will also include a variety of maintenance equipment and some furnishings for the property. Qualified buyers should book your viewing now! GST may apply.