



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

MLS # A1109040



\$3,100,000

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

Heating:	Forced Air	Water:	-
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.