



THE
A-TEAM

**RE/MAX
FIRST**

264176 RANGE ROAD 14 , Rural Rocky View County T4B 3L5

MLS® #: **A2051720**

Area: **NONE**

Listing Date: **05/28/23**

List Price: **\$2,495,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$74k, 12-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Year Built:

1992

Lot Information

Lot Sz Ar:

6,471,709 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,094

Low Sqft:

Ttl Sqft:

2,094

DOM

340

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

12

Garage Sz:

4

Access:

Lot Feat:

Park Feat:

Creek/River/Stream/Pond,Seasonal Water,Rolling Slope

Double Garage Attached,Double Garage Detached,Gravel Driveway,Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

None

Int Feat:

Built-in Features,Ceiling Fan(s),Jetted Tub,Kitchen Island,Open Floorplan,Storage

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	11`10" x 5`7"
Bedroom	Main	12`1" x 9`2"
Bedroom	Main	12`9" x 12`1"
3pc Ensuite bath	Main	7`11" x 7`5"
Family Room	Main	19`4" x 14`0"
Dining Room	Main	13`11" x 9`7"
Laundry	Main	9`11" x 5`2"
Storage	Main	5`5" x 5`1"
Bedroom	Lower	15`10" x 11`11"
Game Room	Lower	22`7" x 15`7"

Room	Level	Dimensions
Living Room	Main	17`2" x 15`5"
4pc Bathroom	Main	4`11" x 7`6"
Bedroom - Primary	Main	17`7" x 12`7"
Sunroom/Solarium	Main	22`8" x 7`7"
Kitchen	Main	14`7" x 12`1"
2pc Bathroom	Main	5`11" x 5`1"
Mud Room	Main	7`8" x 4`7"
3pc Bathroom	Lower	9`3" x 7`6"
Bedroom	Lower	14`7" x 12`0"
Family Room	Lower	22`10" x 17`2"

Game Room	Lower	20`9" x 12`1"	Furnace/Utility Room	Lower	16`5" x 14`2"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	A-Gen
Legal Desc:	

	Remarks
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Pub Rmks:	<p>148.6 acres with views of SW Airdrie. Located just one section out from current annexation. Currently zoned a-gen. Immediate quarter section to the east is zoned rural residential. Walkout bungalow for house, just over 2000 sq ft main living area with 1740 sq ft of mostly developed lower level. Year built construction was 1992. Home is recently cleaned and de-cluttered but does need updating. Great open floorplan and loads of natural light. Outbuildings include functional Large barn structure, oversized double detached garage, two other smaller outbuildings (one is more barn like with 6 livestock stalls) and two small storage sheds. To the best of seller's recollection most recent crops may have been oats, wheat, alfalfa or hay. Currently perfect for farming, horses or whatever your country application requires. The outside is plumbed for self watering troughs for livestock. There is also adjustable metal fencing and gates onsite. This location should prove to be a great investment for close proximity to Airdrie. Buyer to use best judgment to see the potential and vision, no warranties made to future real estate values or returns by seller or listing realtor. Natural gas, telephone and utilities are all in and the septic was serviced and updated in 2022. Close to highway 2, CrossIron Mills and City of Calgary. Access is easy for site visits. Please do not miss the photos.</p>
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Inclusions:	N/A
Property Listed By:	Century 21 PowerRealty.ca

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













