



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**234075 BOUNDARY Road, Rural Rocky View County T0J 1X0**

MLS® #: **A2080945**

Area: **NONE**

Listing Date: **09/15/23**

List Price: **\$1,049,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$21k, 23-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **1994**

Lot Information

Lot Sz Ar: **210,394 sqft**  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **1,341**  
Low Sqft:  
Ttl Sqft: **1,341**

DOM

**247**

Layout

Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **8**  
Garage Sz: **3**

**Back Yard,Front Yard,Garden,No Neighbours Behind,Landscaped,Other,Pasture,Private,Treed,Views Heated Garage,Insulated,Oversized,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Garden,Kennel,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 9`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`6" x 15`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`7" x 14`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`4" x 15`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 11`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 9`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 9`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`1" x 6`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>9`11" x 14`9"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`4" x 18`8"</b>

Game Room  
Furnace/Utility Room

Basement  
Basement

32`10" x 14`5"  
10`10" x 13`11"

Storage

Basement

3`1" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-RUR**

**9210301**

Remarks

Pub Rmks:

**Your search for a stunning, move-in-ready, and beautifully updated acreage to live your dream life in has finally come to an end! This incredible property offers nearly 5 acres of land for you and your family to enjoy. Picture yourself waking up to fresh eggs collected from your own chickens after a morning coffee on your front patio. Or bonding with the horses (county permits 2-4) in one of multiple paddocks, and finding companionship and protection from your dogs who have their very own home in the kennel provided, and explore whatever else you desire (subject to bylaws, of course). Step inside the spacious landing of this home and prepare to be amazed by the warm and welcoming atmosphere the recent renovations provide. The open living room, dining room, and kitchen on the upper level create an incredible space to entertain guests or relax with your family. The kitchen is a chef's dream, featuring a gas stove, soft-close white cabinetry, a beautiful backsplash, and a massive quartz kitchen island with a farmhouse sink. Don't miss the functional and charming butler pantry. This level also includes a convenient laundry closet to simplify your life. Indulge in the deluxe master retreat, complete with a walk-in closet and a stunning ensuite featuring an oversized shower, dual vanity, and in-floor heating. Two additional bedrooms and a fully updated 4-piece bathroom ensure that nothing is lacking. As you head downstairs, you'll find that the high ceilings, large windows, and newer carpet create a lovely and inviting space that doesn't feel like a basement at all. With a family room, fourth bedroom, another full and updated bathroom, and a spacious recreation room (formerly bedrooms 5 and 6), there is ample inviting living space for even the largest family. Step out onto the massive west-facing deck off the kitchen and take in the breathtaking mountain views while enjoying a cold drink and witnessing sublime sunsets on a nightly basis. Now, let's talk about the garage. Imagine having a triple oversized garage (a whopping 1,249 square feet or 43' by 29') with 12-foot ceilings, radiant heating, shelving, a beer fridge, and so much more. This garage is a dream come true! The property also offers fenced paddocks, a horse shelter, heated auto water feeder, hay barn, shed, a fenced garden, hen house, and much more. You simply must see this home before it's gone!**

Inclusions:  
Property Listed By:

**RO System, Piano, Trampoline, shelving in garage, radiant heater in garage, beer fridge in garage, chicken coop, play structure  
CIR REALTY**

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

























