



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280014 RANGE ROAD 23 , Rural Rocky View County T4B 4X1**

MLS® #: **A2091543**

Area: **NONE**

Listing Date: **12/06/23**

List Price: **\$1,500,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

**County**

Abv Sqft:

**3,181**

Year Built:

**1978**

Low Sqft:

Ttl Sqft:

**3,181**

Lot Information

Lot Sz Ar:

**776,239 sqft**

Lot Shape:

DOM

**165**

Layout

Beds:

**5 (3 2 )**

Baths:

**4.0 (4 0)**

Style:

**Acreage with  
Residence,Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Corner Lot,Landscaped,See Remarks,Views**

**Additional Parking,Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Garden**

Construction:  
**Metal Siding ,Wood Frame**  
Flooring:  
**Ceramic Tile,Hardwood,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Steam Room,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Main	7`4" x 7`6"
5pc Bathroom	Main	7`10" x 8`0"
Bedroom	Main	15`9" x 11`2"
Dining Room	Main	13`7" x 18`8"
Kitchen	Main	15`6" x 17`11"
Living Room	Main	15`6" x 19`4"
Office	Main	13`6" x 12`0"

Room	Level	Dimensions
3pc Ensuite bath	Main	14`6" x 8`0"
Other	Main	7`1" x 7`7"
Bedroom	Main	12`3" x 11`8"
Foyer	Main	17`5" x 6`3"
Laundry	Main	9`5" x 8`8"
Mud Room	Main	9`5" x 6`7"
Bedroom - Primary	Main	23`2" x 14`10"

Game Room  
3pc Bathroom  
Bedroom  
Family Room  
Laundry  
Storage  
Furnace/Utility Room

Main  
Basement  
Basement  
Basement  
Basement  
Basement  
Basement

23`5" x 23`10"  
7`11" x 11`3"  
17`10" x 15`4"  
14`8" x 27`7"  
12`11" x 13`1"  
5`7" x 10`0"  
9`11" x 4`5"

Sunroom/Solarium  
Bedroom  
Den  
Kitchen  
Storage  
Furnace/Utility Room

Main  
Basement  
Basement  
Basement  
Basement  
Basement

11`8" x 11`4"  
15`1" x 18`8"  
13`3" x 14`11"  
8`0" x 17`9"  
14`8" x 22`2"  
7`0" x 7`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

**7710743**

Remarks

Pub Rmks: **KEY FEATURES: 18 acres of scenic land + Over 5,000 sq ft of living space +Dedicated large office for remote work +3 large bedrooms on the upper floor +Games room with wet bar above the double garage + Functional large laundry room + 3 well-appointed bathrooms upstairs + 2-bedroom illegal basement suite with separate laundry + Sauna in the basement bathroom + Recent updates: New well and septic system (installed within the last 5 years) + 40x50 heated workshop + Paved driveways and pathways + Convenient location: Less than 17 minutes from Calgary, under 20 from Airdrie + 2 wood-burning fireplaces + Hot tub + Expansive garden area Welcome to this 18-acre property, offering a blend of spaciousness and functionality, perfect for a family and a hobby farm with a few horses. The home, covering over 5,000 square feet, provides ample space for living and entertainment. The games room, featuring a wet bar and located above the double garage, is a great spot for leisure and social gatherings. The house is thoughtfully designed with a large office space for remote work, three sizeable bedrooms upstairs, a practical laundry room, and three bathrooms. The lower level adds versatility with a cozy 2-bedroom illegal basement suite, complete with separate laundry facilities. The presence of two wood-burning fireplaces adds warmth to the home, while the sauna in the basement bathroom offers a relaxing retreat. The property has been upgraded with foil insulation in both the sunroom and the garage, an effective method to minimize heat loss and prevent condensation, ensuring a comfortable living environment year-round. Other recent updates include a new well and septic system installed within the last five years, the property combines rural charm with modern conveniences. The substantial 40x50 heated workshop provides ample space for various projects. The exterior features well-maintained paved driveways and pathways, enhancing accessibility around the property. Its proximity to Calgary and Airdrie offers the ideal mix of peaceful country living and easy access to urban amenities. This property, complete with a hot tub and a large garden, is a fantastic choice for those seeking a comfortable lifestyle in a spacious and serene setting.**

Inclusions:  
Property Listed By:

**N/A**  
**REAL BROKER**

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











