



THE
A-TEAM

**RE/MAX
FIRST**

240141 RANGE ROAD 274 , Rural Rocky View County T1X 2H9

MLS® #: **A2096397**

Area: **NONE**

Listing Date: **12/08/23**

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

Status: **Active**

County: **Rocky View County**

Change: **-\$50k, 30-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

1,147

1974

Low Sqft:

Ttl Sqft:

1,147

Year Built:

Lot Information

Lot Sz Ar:

1,335,985 sqft

Lot Shape:

DOM

163

Layout

Beds:

3 (3)

Baths:

1.0 (1 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

10

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Front Yard,No Neighbours Behind,Many Trees,Pasture
Single Garage Detached**

Utilities and Features

Roof: **Metal**

Heating: **Forced Air,Propane**

Sewer:

Ext Feat: **Private Yard,Storage**

Construction:

See Remarks

Flooring:

Carpet,Linoleum

Water Source:

Well

Fnd/Bsmt:

Piling(s),See Remarks

Kitchen Appl:

Electric Stove,Refrigerator,Washer/Dryer

Int Feat:

See Remarks

Utilities:

Electricity Available,Natural Gas Available

Room Information

Room

Level

Dimensions

4pc Bathroom

Main

7`11" x 7`6"

Bedroom

Main

11`6" x 14`2"

Kitchen

Main

11`7" x 9`4"

Living Room

Main

11`7" x 18`4"

Room

Level

Dimensions

Bedroom

Main

11`7" x 10`7"

Dining Room

Main

11`7" x 7`9"

Laundry

Main

7`11" x 5`2"

Bedroom - Primary

Main

13`10" x 11`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

AG

Pub Rmks:	DEVELOPER, BUILDER, INVESTOR ALERT: Land value is the ASSET! Fully Serviced. Prime Investment Opportunity. This property boasts 30+ treed, fenced acres alongside the Water, Western Irrigation District canal with mountain views and tremendous potential for future subdivision and residential potential. Truly a developer's dream with 2+ home potential. Bring your extended family! This is an ideal location for commuters, only 1 km south of Highway #1, with minimal gravel. With an expansive yard and no neighbours behind, the bungalow offers three generous-sized bedrooms and a 4-piece bathroom with the laundry room close to the bathroom and front door. The oversized living room, living room and dining room are down the hall. Outside, the 299 sq ft detached garage: 13'8" x 21'9" (13.7' x 21.8'), 183 sq ft workshop: 15'5" x 11'11" (15.4' x 11.9'), 753 sq ft barn: 30'2" x 29'3" (30.2' x 29.3'), 99 sq ft storage: 9'11" x 10' (10' x 10'). The property is equipped with drilled well, septic tank and field. Invest in the best — this amazing property has tonnes of potential! Call today to inquire. Investment Opportunity with dwelling vs vacant land. Close to Chestermere CITY LIMITS! This property makes for a solid investment This acreage is perfect for HORSE LOVERS, THOSE LOOKING FOR THE COUNTRY LIFE WHILE HAVING ALL THE BENEFITS OF A CITY NEARBY AND INVESTORS AS WELL! MOUNTAIN VIEWS! Serviced LAND VALUE.
Inclusions:	N/A
Property Listed By:	RE/MAX LANDAN REAL ESTATE

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





