



THE
A-TEAM

**RE/MAX
FIRST**

255156 RANGE ROAD 25 , Rural Rocky View County T3R1C2

MLS® #: **A2098067**

Area: **NONE**

Listing Date: **01/16/24**

List Price: **\$3,500,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Rocky View
County**

Finished Floor Area

Abv Sqft: **4,237**

Low Sqft:

Ttl Sqft: **4,237**

Year Built:

2018

Lot Information

Lot Sz Ar:

845,064 sqft

Lot Shape:

DOM

124

Layout

Beds:

5 (4 1)

Baths:

5.5 (5 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

10

Garage Sz:

4

Access:

Lot Feat:

Park Feat:

Many Trees, Meadow, On Golf Course, Private, See Remarks, Wetlands

Heated Garage, Single Garage Detached, Triple Garage Attached, Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Covered Courtyard**

Construction:
Cedar, Stone, Wood Frame
Flooring:
Hardwood, Tile
Water Source:
Co-operative
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Window Coverings**
Int Feat: **Built-in Features, Central Vacuum, High Ceilings, Open Floorplan, Pantry, See Remarks, Smart Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	30`2" x 19`8"	Living Room	Main	20`5" x 15`5"
Kitchen	Main	23`6" x 9`5"	Dining Room	Main	20`10" x 11`0"
Atrium	Main	21`3" x 8`6"	Bedroom - Primary	Upper	19`11" x 17`1"
Bedroom	Upper	16`11" x 12`11"	Den	Main	15`5" x 10`11"
Bedroom	Upper	13`5" x 11`11"	Bedroom	Upper	12`7" x 12`0"
Loft	Upper	17`0" x 15`6"	Bedroom	Lower	12`7" x 11`7"

Storage	Lower	16`7" x 10`10"	Laundry	Upper	15`8" x 7`1"
6pc Ensuite bath	Upper		4pc Ensuite bath	Upper	
2pc Bathroom	Main		3pc Ensuite bath	Upper	
3pc Bathroom	Upper		3pc Ensuite bath	Lower	
Family Room	Lower	30`2" x 19`8"	Mud Room	Lower	19`8" x 8`1"
Workshop	Main	11`0" x 18`0"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	CRES
Legal Desc:	8031 JK
	Remarks

Pub Rmks:

OPEN HOUSE - Saturday 5/18 1:00-3:00 & Sunday 5/19 @ 2:00-4:00. Stunning, like new, 5932 sq.ft McKinley Master Builder artisan quality home on a magnificent 20 acre parcel only a 2 minute drive on paved roads to the city limits. A rare opportunity in sought after Bears paw with conditional subdivision approval for 4 lots including the 5.8-acre home site lot. Magnificent, diverse terrain with large ponds, trees and meadow providing idealic, secluded building sites. Note the significant 90' x 100' outbuilding with 2 x 50' sections, perfect for riding arenas, workshop, storage, manufacturing, or vehicle/RV storage. The luxurious estate home sits amongst mature trees above 2 large water features. Enjoy all the upscale finishings you expect, with custom millwork and built-ins, hand cut stone, Sub-Zero/Wolfe appliances, en suites in every bedroom, and smart home features. 5 bedrooms plus main floor office, upper-level loft, walkout basement and large functional mud rooms. Impressive, expansive country kitchen with ample storage and prep areas. Fantastic butler's pantry. Great room plan with large living/dining areas conveniently located to outdoor living areas. Loads of room for large family living and to entertain big groups comfortably. Massive 39 x 27 triple attached heated garage with adjacent 11' x 18' workshop c/w four laundry hook ups. Fully equipped bedroom level laundry room. Laundry hook up in basement as well. Additional 19'x 13' single detached garage and electronic front gate. Transferrable conditional subdivision plans and more details available on request. Three CPUs confirmed with Rocky View Water Co-Op Ltd. Imagine a peaceful country acreage lifestyle with all the amenities of the city nearby, with the bonus option of subdivision now or in the future to enhance your investment. Or sell 2 lots and keep 10 amazing acres with house and outbuildings! Click on the 3D tour for a drone video of the acreage site.

Inclusions:

N/A

Property Listed By:

RE/MAX HOUSE OF REAL ESTATE

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











