



THE
A-TEAM

**RE/MAX
FIRST**

252176 TOWNSHIP ROAD 280 , Rural Rocky View County T0M 0G0

MLS® #: **A2098466**

Area: **NONE**

Listing Date: **12/28/23**

List Price: **\$874,600**

Status: **Active**

County: **Rocky View County**

Change: **-\$100, 08-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

Year Built:

1980

Abv Sqft:

1,556

Lot Information

Lot Sz Ar:

347,608 sqft

Low Sqft:

Ttl Sqft:

1,556

Lot Shape:

DOM

143

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Fruit Trees/Shrub(s),Landscaped,Private
Double Garage Attached,Front Drive,Rear Drive**

Utilities and Features

Roof: **Metal**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Double Oven,Dryer,Induction Cooktop,Microwave,Refrigerator,Washer,Water Conditioner,Water Softener,Window Coverings

Int Feat:

No Animal Home,No Smoking Home

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	25`5" x 11`4"
Dining Room	Main	11`5" x 11`4"
Laundry	Main	6`4" x 5`10"
Office	Main	39`3" x 15`4"
Other	Main	15`4" x 14`0"
Other	Main	15`4" x 11`8"
Bedroom	Basement	11`5" x 10`1"
Other	Basement	16`10" x 13`6"
4pc Ensuite bath	Main	
3pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	21`4" x 12`4"
Sunroom/Solarium	Main	15`11" x 15`11"
Workshop	Main	68`2" x 38`5"
Other	Main	15`4" x 13`0"
Bedroom - Primary	Main	13`0" x 11`11"
Bedroom	Main	11`5" x 10`1"
Game Room	Basement	34`7" x 11`7"
2pc Ensuite bath	Main	
5pc Bathroom	Main	

Title:
Fee Simple
Legal Desc:

Zoning:
A-Gen

1112602

Remarks

Pub Rmks: **HUGE 40x70 Shop (heated), Office (3 rooms/ heated) w/ updated Bungalow! Bring all the toys or your home based business to this beautifully treed property located just outside of Beiseker, a great place to raise your family! This incredible 7.98 Acres has a fabulous 3 bedroom bungalow w/ double garage attached and paved driveway, 3.5 baths, Dug Out, lots of sheds and just minutes off pavement! This home boasts a renovated open main floor with upgraded Granite Countertops and Appliances including induction cooktop and double wall ovens. The living room features a corner wood pellet stove to keep heating bills down in winter! Enclosed Sunroom is just off the kitchen to enjoy a morning coffee! The primary bedroom features a walk in closet and ensuite w/ granite counter and dual sinks. There is a second bedroom upstairs and the central bathroom also has dual sinks. Main floor laundry and half bath are conveniently located by the back door, easy to bring in the laundry from camping! Additional smaller room off the laundry room to use as an office or hobby room (owner formerly had a nail studio in there). Downstairs is partially developed with another bedroom and full bathroom. The family room gives an added space to entertain, kids to play or room for a pool table. This home has a full water softening system/ reverse osmosis/ UV filtration system. Head outside to enjoy the incredible yard and all the many gardens around the property, incl raspberry and cranberry bushes. The big back deck is able to host even the biggest family gatherings and features a built in hot tub (included). There is a regulation sized horse-shoe pit, gazebo area with marble tile flooring, and fire pit. The Shop is fully heated w/ radiant heaters, 220 power, LED lighting and water is there, just needs to be hooked up. The bathroom is ready to be finished, it is all there to do so. Above the bathroom, there is a mezzanine for storage or to use as you wish. Compressor and air hose included. Head on over to the Office, also heated w/ full power and phone lines w/ three good sized rooms. The property also has a dug out. Once filled with trout but the water level has been lower the last few years. Beach Shack by the dug out is a fun unique space. There is a 2nd access road on that side of the property if bigger trucks need to come into the yard. Lots of sheds for extra storage and 2 big granaries included. Hay field is approx 3 acres (alfalfa) and they took off 8 large round bales this year. There is an invisible fence for the dogs, so no need to worry about keeping them safe and at home! This property is fully surrounded by a farmers field, so you can enjoy the peace and quiet of country living. Immediate possession available. Come take a look today!**

Inclusions:
Property Listed By: **Hot Tub (AS IS), Central Vacuum (AS IS)
REAL BROKER**

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













