



THE
A-TEAM

**RE/MAX
FIRST**

252137 TOWNSHIP ROAD 290 , Rural Rocky View County T0M 0A0

MLS® #: **A2099701**

Area: **NONE**

Listing Date: **01/05/24**

List Price: **\$950,000**

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:

2,051

Year Built:

2011

Low Sqft:

Ttl Sqft:

2,051

Lot Information

Lot Sz Ar:

402,494 sqft

Lot Shape:

DOM

136

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Private

Lot Feat:

Park Feat:

Double Garage Attached,Oversized

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Septic Field**

Ext Feat: **Private Yard**

Construction:

**Cement Fiber Board,ICFs (Insulated Concrete
Forms),Stone**

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Well

Fnd/Bsmt:

ICF Block

Kitchen Appl: **Convection Oven,Dishwasher,Electric Stove,Refrigerator**

Int Feat: **Bar,Breakfast Bar,Built-in Features,High Ceilings,Open Floorplan,Pantry,See Remarks,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`4" x 11`8"	3pc Ensuite bath	Main	10`6" x 10`4"
Bedroom	Main	13`9" x 11`9"	Bedroom	Main	12`8" x 11`10"
Dining Room	Main	11`0" x 11`6"	Foyer	Main	12`5" x 5`0"
Kitchen	Main	15`0" x 13`1"	Laundry	Main	8`4" x 20`6"
Living Room	Main	18`9" x 29`5"	Mud Room	Main	11`10" x 7`4"

Bedroom - Primary
Other
Bedroom
Cold Room/Cellar

Main
Basement
Basement
Basement

12`6" x 21`9"
2`5" x 12`4"
13`9" x 15`6"
9`7" x 9`8"

3pc Bathroom
Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement
Basement

7`11" x 8`5"
13`1" x 15`7"
29`8" x 33`4"
19`2" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks:

Welcome to your dream rural retreat! This stunning estate offers an exceptional opportunity for elegant acreage living. This open concept bungalow boasts vaulted ceilings and beautiful hardwood floors. Spanning almost 4,000 square feet in total, the meticulously developed living space is something you will quickly fall in love with. With 5 spacious bedrooms and 3 modern bathrooms, there's ample room for your family and guests. The kitchen is a chef's delight, featuring granite countertops, stainless steel appliances and thoughtful design in the custom-built cabinetry. The massive walkout basement features generously sized bedrooms and a wet bar, perfect for entertaining or extended family stays. Other notable features include a newly drilled well (2022) and an ICF block foundation that extends from the basement to the roof for supreme energy efficiency. Outdoor living is taken to the next level with an amazing front deck for relaxing with your coffee in hand in the mornings, a massive rear deck with pergola and a sprawling patio for summer BBQs and entertaining. The serene pond adds to the already tranquil landscape. Nestled on 9.4 acres of picturesque land, the potential for this property is limitless. A nearly 2 acre area beside the driveway provides ample space for horses or other animals, additional outbuildings or whatever else you can envision (pending county approval). You will find a 30' x 40' shop with a 12' overhead door, perfect to be used as a workspace, for vehicle storage or many other possibilities. An oversized double attached garage completes this exceptional offering. Situated less than an hour from Calgary, this property seamlessly blends convenience with the allure of rural living. Don't miss the chance to own this little slice of paradise!

Inclusions:
Property Listed By:

Central Vacuum, Filing Cabinet, Large White Cabinets in Laundry Room, Washer & Dryer as is,
REAL BROKER

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







