



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**245001 RANGE ROAD 280 , Rural Rocky View County T2P 2G7**

MLS® #: **A2102556**

Area: **NONE**

Listing Date: **01/20/24**

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

Status: **Active**

County: **Rocky View County**

Change: **-\$50k, 11-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View  
County**

Finished Floor Area

Abv Sqft: **2,669**

Low Sqft:

Ttl Sqft: **2,669**

Year Built:

**2008**

Lot Information

Lot Sz Ar:

**175,111 sqft**

Lot Shape:

DOM

**120**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.0 (1 2)**

Style:

**1 and Half  
Storey,Acreage with  
Residence**

Parking

Ttl Park:

**10**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Treed**

**Double Garage Detached,RV Access/Parking**

Utilities and Features

Roof: **Rubber,See Remarks**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Dog Run,Fire Pit,Private Yard**

Construction:

**Wood Frame**

Flooring:

**Hardwood,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Built-in Features**

Utilities:

Room Information

Room	Level	Dimensions
<b>5pc Bathroom</b>	<b>Main</b>	<b>12`5" x 5`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 15`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 12`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`9" x 5`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>23`8" x 15`6"</b>
<b>2pc Bathroom</b>	<b>Second</b>	<b>5`7" x 5`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>25`2" x 14`11"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`6" x 9`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 15`6"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>14`8" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>8`10" x 13`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>10`1" x 9`5"</b>
<b>Great Room</b>	<b>Second</b>	<b>26`0" x 27`3"</b>
<b>Laundry</b>	<b>Lower</b>	<b>9`10" x 3`6"</b>

Office  
Furnace/Utility Room  
Hobby Room

Lower  
Lower  
Lower

16`4" x 11`4"  
15`3" x 11`2"  
14`1" x 24`7"

Game Room  
Furnace/Utility Room

Lower  
Lower

23`2" x 24`0"  
8`3" x 11`7"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**CR**  
  
**0411737**

Remarks

Pub Rmks:

**Just minutes to Calgary.....Location. Location. Location. 25 Minutes to YYC Calgary International Airport. 5 minutest to Chestermere Lake. Balzac Industrial Park. Airdrie. Cross Iron Mall. Costco. Nestled on 4.+Acres. Mountain and Countryside Views. Mature Trees Unique Design. One Half Storey Home. Upgrade Appliances, Ultra Modern Spacious Kitchen. High End Appliances and Cabinets. Bamboo Hardwood Floors. Owners are Downsizing. 3 Bedrooms. 3 Bathrooms with the option of a 4th Bathroom. 1972 square feet main floor living. Upper Level Great Room 697 square feet. All Decked Out. Mountain Views. Countryside. Open Concept. Enjoy the Gas Fireplace. Oversized Double Attached Garage is Heated 23' X 25'. Quonset 25'x39'with Concrete Floor. Heated Shop 2400 square feet with 950' square foot Mezzanine . Maximum Curb Appeal Plus. Enjoy all the natural beauty from your front and rear decks. Interior Top- Quality . easy care, pride of ownership. The Green Green Grass of Home. Minimum Gravel. TREED Property. Commuters Delight. 5 minutes to Chestermere High School. Energy efficient exterior. Euroshield Rubber Roof. Lifetime Warranty. Hardie Board Siding. Directions: East of Calgary. just past Chestermere. Bring your Family Business Home. Subsidize your mortgage. No More Landlords. Live and Work from Home. Priced to SELL. Location. Location. Location. Will not be replaced at this price.Pride of Ownership.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Landan Real Estate**

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























