



THE
A-TEAM

**RE/MAX
FIRST**

264219 RANGE ROAD 14 , Rural Rocky View County T4B 3L5

MLS®#: **A2106322**

Area: **NONE**

Listing Date: **02/12/24**

List Price: **\$3,200,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Year Built:

2000

Lot Information

Lot Sz Ar:

5,227,200 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,195

Low Sqft:

Ttl Sqft:

2,195

DOM

96

Layout

Beds:

3 (2 1)

Baths:

3.0 (3 0)

Style:

**2 Storey,Acreage
with Residence**

Parking

Ttl Park:

20

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Garden,Private,See Remarks,Views

Heated Garage,Insulated,Triple Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

In Floor,Forced Air

Sewer:

Septic Tank

Ext Feat:

Garden,None,Private Yard,Storage

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Linoleum

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Freezer,Gas Stove,Refrigerator

Int Feat:

Bar,Built-in Features,Kitchen Island,Pantry,See Remarks,Vinyl Windows

Utilities:

Room Information

Room

Living Room

Dining Room

Laundry

Bedroom - Primary

Game Room

4pc Bathroom

4pc Bathroom

Level

Main

Main

Main

Upper

Basement

Basement

Upper

Dimensions

18`9" x 15`11"

14`8" x 10`0"

6`11" x 11`6"

15`1" x 14`5"

16`8" x 26`9"

0`0" x 0`0"

Room

Kitchen

Office

Walk-In Closet

Bedroom

Bedroom

3pc Bathroom

Level

Main

Main

Upper

Upper

Basement

Main

Dimensions

14`10" x 15`1"

11`11" x 10`7"

13`5" x 12`3"

13`1" x 26`7"

13`5" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
Ag -Gen

Remarks

Pub Rmks:

Don't miss out on this incredible opportunity to own 120 acres with a fully developed walkout home just minutes away from both Calgary & Airdrie. Revel in the breathtaking, unobstructed views of the Rocky Mountains to the West, Calgary to the South & Airdrie to the Northeast - a panorama that rarely presents itself in properties this close to two major cities! This charming country-style 2-storey home possesses a stunning wrap-around deck & an enclosed sunroom off the walkout, inviting you to immerse yourself in the beauty of the surroundings. The home itself is characterized by its bright, open layout, featuring a fully developed walkout basement, a triple attached heated garage & a spacious 40x64 poll shop. Step inside to discover hardwood flooring throughout the main floor, complemented by large windows that flood the space with natural light. An office with built-ins, a cozy family room with built-ins & a gas fireplace. A generously sized dining area with additional built-ins await, perfect for hosting large family gatherings. The kitchen is equipped with a gas stove, full fridge, full freezer & a convenient walk-in pantry. On the main level, you'll also find a full bathroom complete with a walk-in shower, a storage closet & a laundry room with cabinets, counters & a sink for added convenience. Upstairs, two spacious bedrooms offer extra storage space, separated by a full 4-piece jack & jill bathroom. The basement, with its in-floor heating, features a versatile flex area, a spacious family room with a stunning stone gas fireplace, a bar, craft space, a third bedroom, a storage room & another full bathroom. Step out to the enclosed sunroom & enjoy the panoramic views in comfort, regardless of the weather. Outside, the property offers ample space to enjoy the great outdoors, with beautiful gardens, mature trees & open spaces. The included shop space provides endless opportunities for work or play, making this property an exceptional opportunity. Potential to subdivide, with Rocky View County's approval & permitting.

Inclusions:
Property Listed By:

None
MaxWell Capital Realty

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











