



THE
A-TEAM

**RE/MAX
FIRST**

240191 VALE VIEW Road, Rural Rocky View County t1x 0r9

MLS® #: **A2106978**

Area: **NONE**

Listing Date: **02/09/24**

List Price: **\$1,999,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$200k, 11-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

2,233

Year Built:

1990

Low Sqft:

Ttl Sqft:

2,233

Lot Information

Lot Sz Ar:

5,593,975 sqft

Lot Shape:

DOM

100

Layout

Beds:

6 (3 3)

Baths:

3.0 (3 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

5

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Garden

Double Garage Attached,Double Garage Detached,Single Garage Detached

Utilities and Features

Roof: **Asphalt,Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Courtyard,Garden,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile

Water Source:

Well

Fnd/Bsmt:

Wood

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**

Int Feat: **Closet Organizers,Kitchen Island**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|----------------|--------------|----------------------|
| Living Room | Main | 19`1" x 16`9" | Kitchen | Main | 15`5" x 12`0" |
| Dining Room | Main | 17`4" x 13`5" | Bedroom | Main | 13`2" x 11`9" |
| Office | Main | 13`0" x 9`3" | Laundry | Main | 11`7" x 8`11" |
| Bedroom - Primary | Main | 14`3" x 11`5" | Bedroom | Main | 10`10" x 9`0" |

Family Room
Bedroom
4pc Bathroom
4pc Bathroom

Lower
Lower
Main
Lower

20`3" x 16`9"
15`0" x 11`3"

Bedroom
Bedroom
5pc Ensuite bath

Lower
Lower
Main

16`9" x 11`2"
21`11" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks: **128 ACRES WITH A HUGE BUNGALOW WITH 4 GARAGES. SUCH OPPORTUNITIES COME SELDOM TO OWN A TERRIFIC FAMILY ACREAGE, WITH 6 BEDROOMS 3 FULL BATHS, 2 FIRE PLACES AND FAMILY ROOM PLUS GAMES ROOM ,NEWER STAINLESS STEEL APPLIANCES IN 2016 AS WELL AS NEW FURNACE AND WATER TREATMENT INCLUDING ULTRA VIOLET.TWO CAR OVER SIZED ATTACHED GARAGE AND TWO OTHER GARAGES. ONE IS 49X30 4 CAR WITH 10 FT.DOOR AND THE OTHER A NICE SINGLE CAR. ACUTE RED BARN WITH LOFT.THE LANDSCAPING IS ABSOLUTELY INCREDIBLE.MATURE BLUE SPRUCE EVERY WHERE AND A MIXTURE OF OTHER SHRUBS AND TREES TO MAKE IT VERY PARK LIKE.THERE IS GREAT VIEW OF THE ROCKIES OFF THE SUPER BACK DECK.THERE IS A LARGE POND -FOUNTAIN RIGHT IN THE ENTRANCE DRIVE AROUND. ONLY 2 MINUTES AWAY FROM HIGHWAY ONE. 6 MINUTES FROM TOWN OF LANGDON WITH QUICK ACCESS STRAIGHT INTO CALGARY VIA GLEN-MORE TRAIL .SELLER HAS APPLIED FOR 40 ACRE SUB DIVISION.WHICH IS ALMOST VERY NEAR TO BE APPROVED.IF SUB DIVISION IS APPROVED YOU CAN BUILD MANY HOUSES THERE.THE TENANTS PAY \$4500 RENT A MONTH AND THE FARM LEASE IS \$6000. A YEAR.IF YOU WANT TAKE OVER CURRENT TENANTS POSSESSION CAN BE ANY TIME OTHERWISE 90 DAYS PROPER NOTICE IS NEEDED FOR VACANT POSSESSION.**

Inclusions:
Property Listed By: **none
Royal LePage METRO**

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







