



THE
A-TEAM

**RE/MAX
FIRST**

44161 TOWNSHIP ROAD 282 , Rural Rocky View County T4C 1B3

MLS® #: **A2107646**

Area: **NONE**

Listing Date: **02/14/24**

List Price: **\$1,200,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

1,438

2007

Low Sqft:

Ttl Sqft:

1,438

Year Built:

Lot Information

Lot Sz Ar:

3,333,646 sqft

Lot Shape:

DOM

95

Layout

Beds:

3 (2 1)

Baths:

3.0 (3 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Cleared,Cul-De-Sac,Few Trees,Irregular Lot
Stall**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer: **Septic System**

Ext Feat: **None**

Construction:

Vinyl Siding

Flooring:

Linoleum

Water Source:

Cistern,Well

Fnd/Bsmt:

ICF Block

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Freezer,Range Hood,Refrigerator

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Kitchen

Main

16`7" x 8`11"

Living Room

Main

17`8" x 15`5"

4pc Ensuite bath

Main

6`0" x 20`7"

Living Room

Main

8`0" x 8`5"

Game Room

Basement

34`6" x 19`7"

4pc Bathroom

Basement

9`11" x 5`1"

Room

Level

Dimensions

Dining Room

Main

10`10" x 11`9"

Bedroom - Primary

Main

12`9" x 14`4"

Bedroom

Main

14`2" x 12`2"

4pc Bathroom

Main

8`3" x 5`1"

Bedroom

Basement

9`3" x 13`8"

Office

Basement

9`8" x 5`1"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

AG

0112282

Remarks

Pub Rmks:

Welcome to this 76 acre property, perfectly set up for your hobby farm. Lovely bungalow with a fully finished walk out basement, provides you with a great start to your farm life! The home features a big functional kitchen, 3 bedrooms with the primary offering a 4 piece ensuite, and a main floor laundry room area - all on the main level! The lower level offers a huge rec area, bedroom, office, 4pc bathroom, plumbing for a wet bar, and infloor heat. Large windows allow you to enjoy the amazing Alberta sunsets. This property is well maintained, clean/tidy, with tons of storage. Large pasture area which is fenced with 3 water hydrants, with 30acres of hay field. Located just 25 minutes North of Cochrane, 60 minutes to downtown Calgary, and 3 miles from Westbrook School. Don't delay in viewing this fabulous property and all it offers. Call your favourite Realtor® today to schedule a showing.

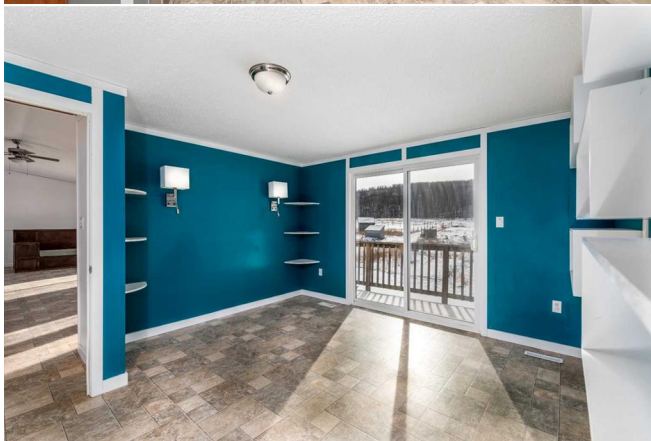
Inclusions:

Property Listed By:

Dresser and Shelving Unit in Bedroom, Misc Farm Equipment

Royal LePage Benchmark

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









44161 Township 282, Rocky View County, AB

Main Floor Exterior Area 1408.12 sq ft
Interior Area 1544.20 sq ft



0 5 10

PREPARED: 20240515



White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

44161 Township 282, Rocky View County, AB

Basement (Below Grade) Exterior Area 124.17 sq ft
Interior Area 110.86 sq ft



0 2 4

PREPARED: 20240515



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