



THE
A-TEAM

**RE/MAX
FIRST**

235103 RR 283 , Rural Rocky View County T1X 0J9

MLS® #: **A2108168**

Area: **NONE**

Listing Date: **03/19/24**

List Price: **\$7,859,500**

Status: **Pending**

County: **Rocky View County**

Change: **+\$365k, 19-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
Sub Type: **Agriculture**
City/Town: **Rural Rocky View County**

Year Built: **0**
Lot Information
Lot Sz Ar: **6,751,800 sqft**
Lot Shape:

Access: **Paved Lane, Private**
Lot Feat: **Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, No Neighbours Behind, Landscaped, Private, Treed, Views**
Park Feat: **Garage Faces Front, Quad or More Attached**

DOM

61
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Balcony, Basketball Court, Private Entrance, Private Yard, Storage**

Construction:
Flooring: **Carpet, Hardwood, Tile**

Water Source:
Well

Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings**
Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s)**

Utilities: **Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`1" x 12`10"	Family Room	Main	28`7" x 14`2"
Kitchen	Main	14`4" x 14`4"	Other	Main	16`8" x 10`10"
Dining Room	Main	10`10" x 9`6"	Mud Room	Main	15`8" x 11`8"
Foyer	Main	8`3" x 5`6"	Laundry	Main	8`1" x 6`8"
2pc Bathroom	Main	5`3" x 4`8"	Bedroom	Main	13`10" x 11`1"

Walk-In Closet	Main	10`7" x 7`9"	Bedroom	Main	13`10" x 11`1"
Walk-In Closet	Main	10`7" x 7`9"	4pc Bathroom	Main	10`6" x 8`8"
Sunroom/Solarium	Main	35`5" x 13`8"	Bedroom - Primary	Second	20`2" x 19`5"
Walk-In Closet	Second	15`1" x 8`8"	5pc Ensuite bath	Second	9`10" x 9`2"
Balcony	Second	14`2" x 5`4"	Game Room	Basement	31`4" x 23`6"
Kitchen	Basement	16`4" x 8`3"	Bedroom	Basement	24`10" x 13`8"
Storage	Basement	10`2" x 8`3"	4pc Bathroom	Basement	10`11" x 10`2"
Furnace/Utility Room	Basement	22`10" x 6`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **AG-GEN**

Legal Desc:

Remarks

Pub Rmks: **This SUPERB 155 acre PROPERTY has a TON to offer - the LONG - TERM Investment potential is CLEAR! Currently zoned Ag-General but w/DEVELOPMENT going on all around us + being PART of the "JANET AREA STRUCTURE PLAN" (ASP) Development Area, this could be the OPPORTUNITY of a LIFETIME for someone w/VISION, plus 150 acres have been Seeded in Barley, as an Income Property while the Investment Grows. Incredible 1 + 1/2 Storey HOME has over 5077 Sq. Ft. of DEVELOPED Living Space that begins w/a SPACIOUS open floor plan, ILLEGAL SUITE, w/WALK OUT BASEMENT, 2 CAR Garage, plus GREAT Landscaping + TIMELESS Curb appeal, IMPRESSIVE Entrance into the OPEN main Living area w/HIGH Ceilings, MASSIVE Living room is MADE for ENTERTAINING + is centered around the FIREPLACE (+ has 'backyard' access), adjoining Kitchen w/TIERED Island incl: BREAKFAST Bar, + Matching appliances, plus Dining area w/Entrance to the Incredible SCREENED in SUNROOM overlooking the PRIVATE YARD. MUD ROOM area features large Storage area w/Built-Ins, Laundry room, half bath, + Shower area to HOSE OFF. Office nook w/BOOKCASES. UPSTAIRS is the Spacious Master bedroom w/5 pc EN-SUITE incl: SOAKER tub, Walk-In-Closet, + BALCONY. There are 2 more BEDROOMS w/WALK-IN CLOSETS, + BIG (SHARED) 4 pc Bath on the MAIN FLOOR. The Basement is ROOMY to accommodate the SETUP you need, including REC ROOM, USEFUL 2nd Kitchen, 4th Bedroom, TONS of Storage/Cold Storage, plus WALKOUT access OUTSIDE. 2 LARGE OUTBUILDINGS which will CERTAINLY Be USEFUL for OWNING an acreage, plus all this LAND that has many purposes, plus a SECURE Electric Gate. A Sport Court-59'0" X 30'0", + Fire Pit-20'0" X 20'0" in the back. The AREA opposite the Canal is going to be DEVELOPED as Industrial, + this property falls into 'LONG TERM DEVELOPMENT', which will be a mix of Industrial + Commercial (as per the RVC Janet ASP). PLUS, excellent location Close to the CANAL, + SUPER QUICK drive to Chestermere or CALGARY so you don't need to give up CITY AMENITIES. Questions on the Janet ASP or the LONG TERM Value; call your Agent for a package!!! Excellent OPPORTUNITY KNOCKS + they don't come up OFTEN!!!**

Inclusions: N/A
Property Listed By: RE/MAX House of Real Estate

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













