



THE
A-TEAM

**RE/MAX
FIRST**

235017 RANGE ROAD 284 , Rural Rocky View County T1X 0J9

MLS®#: **A2110095**

Area: **NONE**

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

List Price: **\$2,490,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Year Built:

2005

Lot Information

Lot Sz Ar:

468,270 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,084

Low Sqft:

Ttl Sqft:

2,084

DOM

84

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,Level,Meadow

Double Garage Attached,Driveway,Garage Faces Front

Utilities and Features

Roof:

Tile

Heating:

Forced Air

Sewer:

Septic Field,Septic Tank

Ext Feat:

Garden,Other,Private Yard

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Other

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Sauna,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`10" x 15`11"	Dining Room	Main	13`11" x 12`6"
Kitchen	Main	15`4" x 10`5"	Breakfast Nook	Main	11`10" x 11`7"
Laundry	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	16`6" x 13`0"	5pc Ensuite bath	Main	0`0" x 0`0"
Game Room	Basement	34`11" x 19`11"	Media Room	Basement	16`3" x 14`10"
Other	Basement	12`9" x 7`0"	Sauna	Basement	7`3" x 6`1"
Bedroom	Basement	12`10" x 10`1"	Bedroom	Basement	12`5" x 11`8"
5pc Bathroom	Basement	0`0" x 0`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
Farm Land/Residential

0112715

Remarks

Pub Rmks:

Step inside this beautiful bungalow and be welcomed home! This spacious bungalow with over 4100 sq ft of living space is situated on 10.75 acres that include a barn and riding arena. The main level features an open floorplan, vaulted ceilings, gleaming hardwood floors as well as formal dining room with stunning panoramic views of the vista beyond while hosting gatherings. Enjoy cooking your favorite dishes in your gourmet kitchen with granite counters, central island, stainless steel appliances including a 6 burner gas stove, plus nook adjacent to patio doors leading to the west facing backyard for more breathtaking mountain views. Entertain away in comfort -the living room has floor to ceiling windows which frame the warm fireplace accents amid its inviting ambience. Bedroom accommodations offer ultimate relaxation sanctuary options within a grand primary suite with a gas fireplace , massive walk-in closet complete w/built-ins & luxurious ensuite spa bathroom featuring his and her sinks, soaker tub & sizeable shower. From the primary bedroom, additional french doors open onto the deck spanning the full length of home. 2 piece bath & laundry round out the main level. Indulge in an unparalleled experience of comfort and entertainment with this fully-finished basement full of amenities. Relax in the large rec room complete with a wet bar and grand stone fireplace before heading to the cozy media/theatre room for some entertainment. After that jump into your own private sauna or in one of two additional bedrooms outfitted with plush 5 piece bath featuring an indulgent jetted tub! Mere steps from the 40' x 36' 4 stall barn with attached lean-to as well as access to riding arena (80' x 120'). The hot water tank was updated in 2022, dual furnace system, new furnace that provides heat for main floor replaced in 2023. Don't miss this rare opportunity - call now for your exclusive viewing!

Inclusions:
Property Listed By:

**Negotiable
RE/MAX Complete Realty**

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











