



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 County**  
Year Built: **2005**

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**

Lot Information

Lot Sz Ar: **468,270 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

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

Lot Feat:

**Double Garage Attached,Driveway,Garage Faces Front**

Park Feat:

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

Room	Level	Dimensions	Room	Level	Dimensions
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"			











