



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**272126 TWP RD 280 , Rural Rocky View County T0M 1B0**

MLS®#: **A2112170**

Area: **NONE**

Listing Date: **03/05/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Year Built:

**2009**

Lot Information

Lot Sz Ar:

**320,601 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,906**

Low Sqft:

Ttl Sqft:

**1,906**

DOM

**75**

Layout

Beds:

**4 (2 2 )**

Baths:

**3.5 (3 1)**

Style:

**Acreage with  
Residence,Bungalow**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cleared,Front Yard,No Neighbours Behind,Pasture,Private**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,In Floor,Natural Gas**

Sewer: **Open Discharge**

Ext Feat: **BBQ gas line**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

**Well**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Built-In Range,Dishwasher,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**Central Vacuum,Jetted Tub,Kitchen Island,No Smoking Home,Soaking Tub,Sump Pump(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`1"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>9`3" x 5`8"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>14`5" x 11`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 15`2"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`5" x 9`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`6" x 17`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`11" x 8`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`5" x 15`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`7" x 13`5"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`10" x 5`8"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>8`4" x 5`4"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`2" x 13`2"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`7" x 14`1"</b>
<b>Game Room</b>	<b>Lower</b>	<b>28`7" x 29`0"</b>	<b>Storage</b>	<b>Lower</b>	<b>16`7" x 19`4"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>6`1" x 13`2"</b>	<b>Wine Cellar</b>	<b>Lower</b>	<b>6`4" x 9`4"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-RUR**

**1112156**

Remarks

Pub Rmks:

**This executive 4 bedroom and 3 1/2 bath sprawling bungalow is a dream horse set up on over 7 acres only minutes to town on a school bus route. There are 2 paddocks, an arena, a tack shed and about 4 acres of hay. There is a good producing well with one hydrant and one stock waterer. The 40 x 80 shop has 14' doors and 240v power to tinker on the toys or store them. Let's talk about your new dream home. Almost 2000 square feet of luxury living on the main floor. Soaring vault ceilings, huge windows and a gas fireplace. The chef inspired kitchen features built in appliances, granite counters and custom cabinetry. The huge master bedroom has a nicely appointed jetted tub ensuite with stand up shower and an impressive walk in closet. The screened in porch is perfect for big family gatherings that let the summer in and keeps the bugs out. There is also a main floor laundry room. The basement is fully finished with wet bar, in floor heat and a great room, 2 more bedrooms and a full bath. The home is air conditioned and fully wired for a sound system and features recessed lighting and tons of storage. The oversized and heated double attached garage is spacious and bright. Out back there is also a dedicated gas line should you ever choose to install a backup generator system. The DC power line borders the property, but being DC, it makes no buzzing sounds. This is a very impressive property at a very reasonable price.**

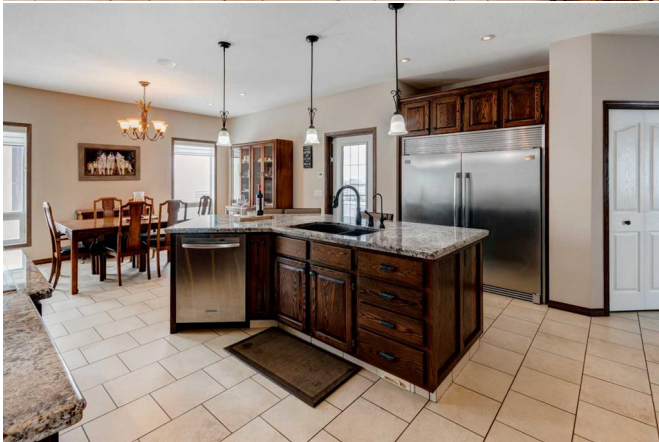
Inclusions:  
Property Listed By:

**Storage shed, alarm system, sound system speakers, 2 horse shelters, 2 water totes, 2 tv's attached to walls in bedrooms, cabinets in the shop  
MaxWell Capital Realty**

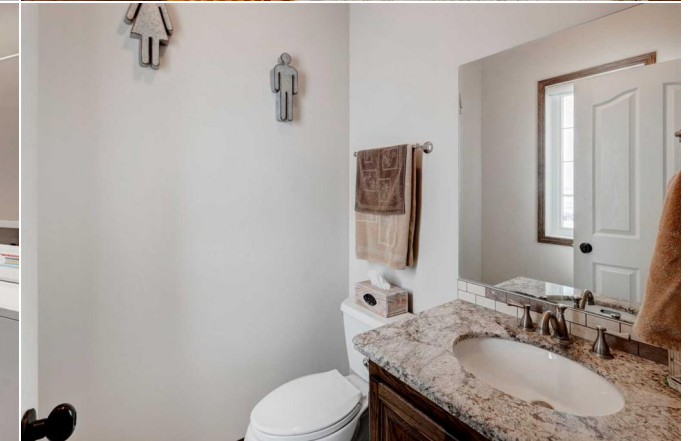
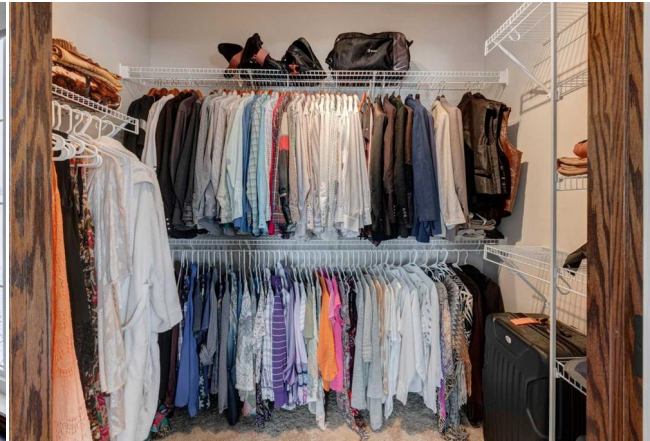
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



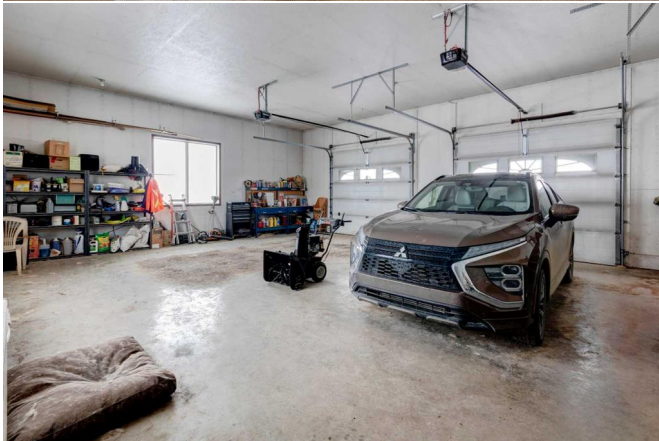










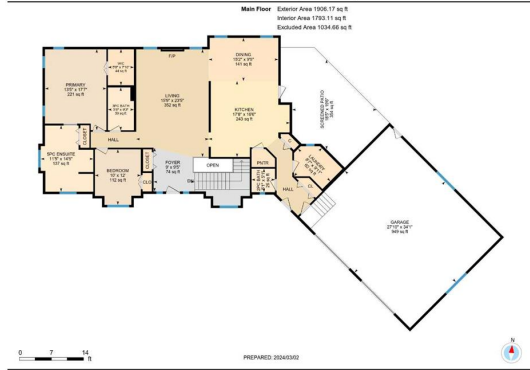








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