



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**223 STAGE COACH Lane, Rural Rocky View County T4A 0P1**

MLS®#: **A2116760**

Area: **Sharp Hill**

Listing Date: **03/21/24**

List Price: **\$1,249,880**

Status: **Pending**

County: **Rocky View County**

Change: **-\$50k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**

Year Built: **2002**  
Lot Information  
Lot Sz Ar: **101,059 sqft**  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **2,110**  
Low Sqft:  
Ttl Sqft: **2,110**  
  
**Back Yard,Backs on to Park/Green Space,Cleared  
Additional Parking,Quad or More Attached**

DOM

**59**

Layout

Beds: **4 (2 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Acreage  
with Residence**

Parking

Ttl Park: **10**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer: **Septic Tank**  
Ext Feat: **Courtyard,Fire Pit**

Construction: **Brick,Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Double Vanity,Dry Bar,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Wired for Sound**  
Utilities: **Cable Available**

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"
Kitchen	Main	15`11" x 15`3"
Mud Room	Main	8`10" x 14`11"
5pc Ensuite bath	Second	10`10" x 13`11"

Room	Level	Dimensions
Dining Room	Main	14`1" x 13`0"
Living Room	Main	19`0" x 23`10"
4pc Ensuite bath	Second	12`7" x 5`6"
Bedroom	Second	13`7" x 11`8"

Bedroom - Primary  
4pc Bathroom  
Bedroom

Second  
Basement  
Basement

15`10" x 15`1"  
11`7" x 13`9"  
14`11" x 10`11"

Walk-In Closet  
Bedroom  
Game Room

Second  
Basement  
Basement

12`10" x 6`2"  
15`2" x 11`11"  
17`10" x 16`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**  
  
**0011908**

Remarks

Pub Rmks:

**\*\*OPEN HOUSE Saturday, May 04, 2:30 pm to 4:00 pm & Sunday, May 05, 1:00 pm to 3:00 pm\*\*. This stunning 2 storey acreage property in Sharp Hill offers the perfect escape from the bustle of city life. This 4 bedroom, 4 bathroom detached home boasts over 3,300 sqft of living space, perfect for a growing family or those who love to entertain. The open floor plan on the main level is ideal for creating memorable moments with loved ones. Enjoy cozy evenings by the fireplace or host grand gatherings with ease. The upper level provides a private haven with 2 Primary suites + 2 more spacious bedrooms in the basement, ensuring everyone has their own space. Situated on a private lot, this property offers the tranquility of acreage living while still being close to all the amenities Calgary and Airdrie have to offer. Embrace the peace of your surroundings while enjoying the beauty of the Alberta landscape. Sharp Hill is a sought-after community known for its friendly atmosphere and rural charm. This property is conveniently located near parks, walking paths, and equestrian facilities, making it a perfect fit for nature lovers and horse enthusiasts alike. Contact your realtor today to schedule a viewing!**

Inclusions:  
Property Listed By:

**Hot Tub AS/IS**  
**CIR Realty**

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











