

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		-\$50k, 08-Apr	Association: Fort McMurray



eral Information				DOM				
Type:	Residential			59				
Type:	Detached			<u>Layout</u>				
Town:	Rural Rocky View	Finished Floor Ar	ea	Beds:	4 (2 2)			
	County	Abv Sqft:	2,110	Baths:	3.5 (3 1)			
Built:	2002	Low Sqft:		Style:	2 Storey,Acreage			
nformation		Ttl Sqft:	2,110	-	with Residence			
Sz Ar:	101,059 sqft	·						
Shape:				Parking				
				Ttl Park:	10			
				Garage Sz:				
SS:								
eat:	Back Yard,Backs on to Park/Green Space,Cleared							
Feat:	Additional Parking,Quad or More Attached							

			Utilities and Features			
Roof:Asphalt ShingleHeating:Fireplace(s),Forced Air,Natural GasSewer:Septic TankExt Feat:Courtyard,Fire Pit			Construction: Brick,Stone,Vinyl Siding,Wood Frame Flooring: Carpet,Laminate Water Source: Co-operative Fnd/Bsmt: Poured Concrete			
			Range Hood,Refrigerator,Washer/Dryer,Window Coverings ble Vanity,Dry Bar,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Wired for Sound			
			Room Information			
<u>Room</u> 2pc Bathroom Kitchen Mud Room 5pc Ensuite ba	Main Main	Dimensions 4`11" x 5`0" 15`11" x 15`3" 8`10" x 14`11" 10`10" x 13`11"	<u>Room</u> Dining Room Living Room 4pc Ensuite bath Bedroom	<u>Level</u> Main Main Second Second	Dimensions 14`1" x 13`0" 19`0" x 23`10" 12`7" x 5`6" 13`7" x 11`8"	

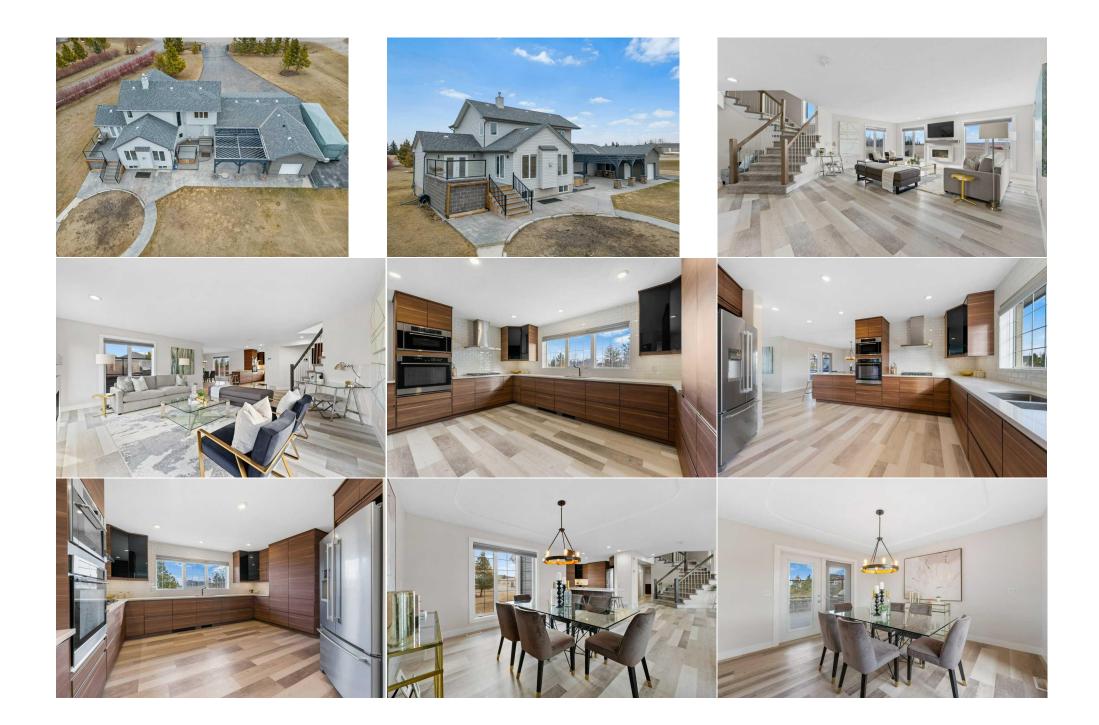
Bedroom - Primary 4pc Bathroom Bedroom	Second Basement Basement	15`10" x 15`1" 11`7" x 13`9" 14`11" x 10`11"	Walk-In Closet Bedroom Game Room Legal/Tax/Financial	Second Basement Basement	12`10" x 6`2" 15`2" x 11`11" 17`10" x 16`0"		
Title:		Zoning:					
Fee Simple	0011008	R-1					
Legal Desc:	0011908		Remarks				
Pub Rmks: Inclusions: Property Listed By:	**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! Hot Tub AS/IS CIR Realty						

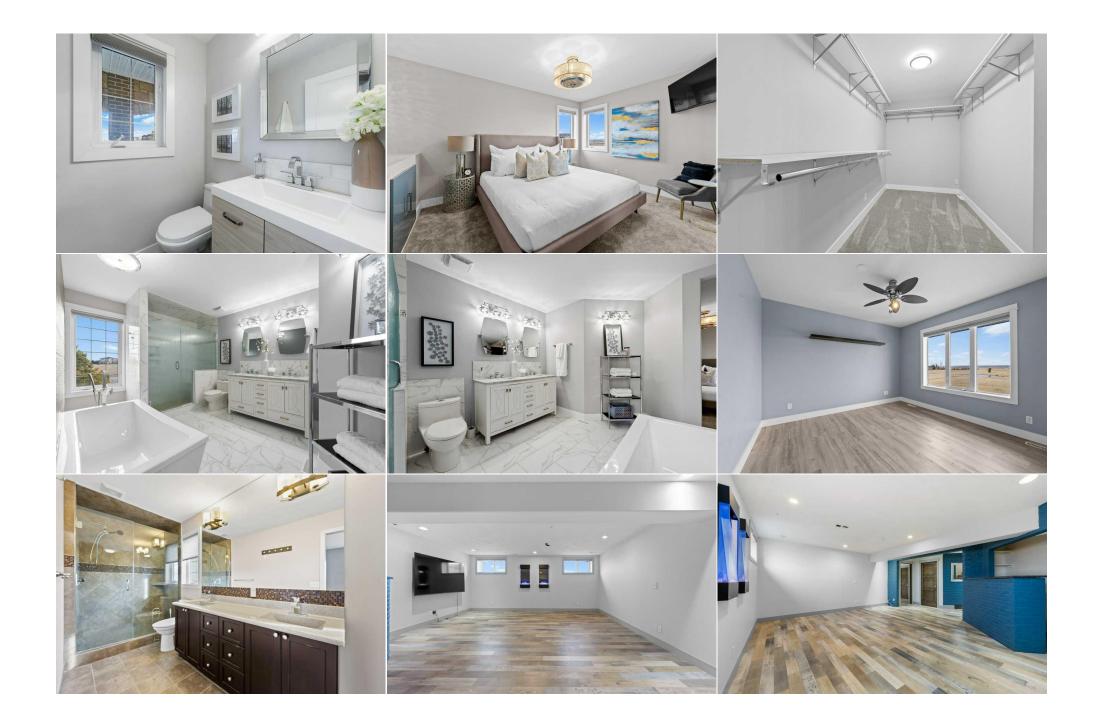
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















223 Stage Coach Ln, Balzac, AB Basement (Below Grade) Exterior Area 1191.61 sq ft

