



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**275079 TOWNSHIP ROAD 240 Road, Rural Rocky View County T2R 2G7**

MLS® #: **A2119207** Area: **NONE** Listing Date: **04/01/24** List Price: **\$2,250,000**  
Status: **Active** 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: **2017**  
Lot Information  
Lot Sz Ar: **436,035 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **3,235**  
Low Sqft:  
Ttl Sqft: **3,235**

DOM

**48**  
Layout  
Beds: **7 (3 4 )**  
Baths: **5.0 (4 2)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**  
Garage Sz: **5**

Access:  
Lot Feat: **Creek/River/Stream/Pond,Fruit Trees/Shrub(s),Lawn,Garden,Landscaped,Street Lighting,Underground Sprinklers,Yard Drainage,Sloped,Waterfall**  
Park Feat: **Double Garage Attached,Garage Door Opener,Garage Faces Front,Garage Faces Rear,Gated,Heated Garage,Insulated,Oversized,Quad or More Detached,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**  
Sewer: **Holding Tank,Mound Septic**  
Ext Feat: **Dog Run,Fire Pit,Garden,Kennel,Lighting,Private Yard**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
**Cistern,See Remarks**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Garage Control(s),Gas Cooktop,Oven-Built-In,Warming Drawer,Washer/Dryer,Window Coverings,Wine Refrigerator**  
Int Feat: **Bar,Ceiling Fan(s),High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Steam Room,Stone Counters,Storage,Walk-In Closet(s)**  
Utilities: **DSL Available,Electricity Connected,Natural Gas Connected,Phone Available,Sewer Not Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>24`3" x 14`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 10`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`10" x 10`1"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`11" x 12`3"</b>
<b>Den</b>	<b>Main</b>	<b>14`4" x 12`11"</b>	<b>Bedroom - Primary</b>	<b>Lower</b>	<b>13`4" x 12`3"</b>

Bedroom	Lower	13`11" x 12`3"
Furnace/Utility Room	Lower	21`9" x 13`11"
Laundry	Main	12`7" x 9`4"
Breakfast Nook	Main	18`0" x 9`0"
2pc Bathroom	Main	8`7" x 5`3"
3pc Bathroom	Lower	12`5" x 4`11"
4pc Ensuite bath	Lower	13`5" x 4`11"
Living Room	Main	17`2" x 15`6"

Bedroom	Lower	13`11" x 11`5"
Exercise Room	Lower	16`10" x 7`11"
Dining Room	Main	17`2" x 14`8"
Game Room	Lower	63`6" x 17`1"
2pc Bathroom	Lower	14`1" x 7`1"
4pc Bathroom	Main	13`5" x 4`11"
5pc Ensuite bath	Main	10`0" x 8`2"
Kitchen	Main	18`0" x 17`3"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	c-res

Legal Desc:	9012277
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Remarks

Pub Rmks:	<p>Welcome to this unique custom-built home designed to accommodate generations of family and business endeavors! Situated on a sprawling 10-acre parcel, this property boasts a 3,500 sq. ft. shop featuring 14-foot high doors, ideal for various commercial or hobbyist pursuits. With 200 amp and 100 amp service, along with a water cistern, the shop is fully equipped to support your needs. An area with a mezzanine offers potential for office space, awaiting your development ideas. Additionally, the property features facilities for livestock, making it versatile and accommodating to various lifestyle preferences. The elegant home spans 6,278 sq. ft. of total living area, including the walkout level, offering a spacious and flexible floor plan. The main floor, spanning 3,253 sq. ft., features three bedrooms and a den, providing ample space for family living. Convenience is key with a main floor laundry room and powder room. Enjoy meals in the breakfast nook or formal dining room, both seamlessly integrated into the home's layout. The kitchen is a chef's dream, with top-of-the-line appliances, including a 6-burner gas cooktop, wall oven, microwave, and warming drawer. Additional features include two sinks, an oversized refrigerator, a wine fridge, a built-in wine rack, and ample storage with soft-close cabinets and four-shelf upper cabinets. The primary bedroom offers a luxurious retreat with a gas fireplace, spacious walk-in closet, double sinks, steam shower, and clawfoot bathtub. Two other bedrooms share a Jack and Jill bathroom. The main level is connected to a heated 3-car garage, providing convenience and shelter from the elements. The lower level features a two-car attached garage with a large work area, cold room, and cisterns for the house. This level offers four additional bedrooms, a hobby room, gym, and mini- kitchen, along with a fabulous wood-burning fireplace and access to the paved patio with a firepit. Outside, the property showcases two ponds, one with a waterfall, a gated entrance, and lush landscaping with shrubs and trees. The pavement is sturdy enough to support heavier vehicles, ensuring easy access throughout the property. Subdivision approval has been granted from Rocky View for two five-acre parcels. Visit our website to view floorplans This property was offered as a 5-acre parcel with just the house for \$1,495,000 last year. They are now offering 10 acres with the shop and house. The seller will consider selling the house alone. There are two wells on the property if buyer wishes to use them instead of the cisterns.</p>
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Inclusions:	n/a
Property Listed By:	RE/MAX Real Estate (Mountain View)

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

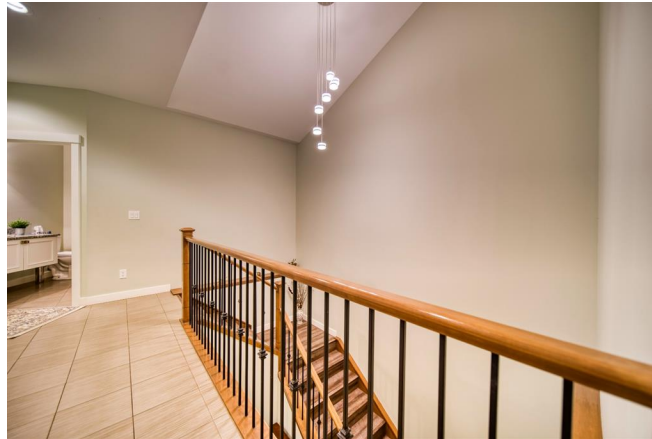




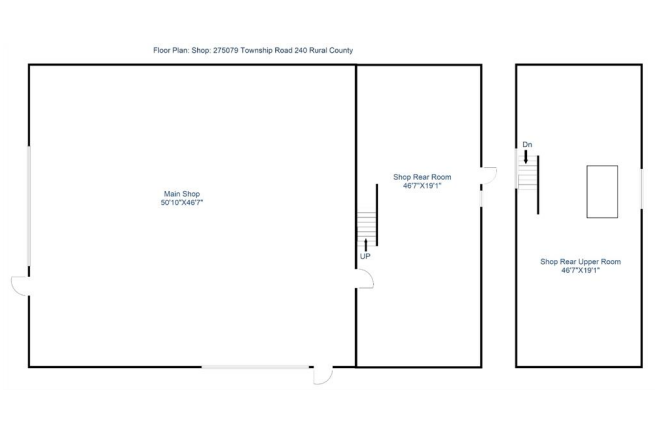














Floor Plan: Upper and Lower Garage- 275079 Township Road 240 Rural County

