



THE
A-TEAM

**RE/MAX
FIRST**

271194 TOWNSHIP ROAD 252 Road, Rural Rocky View County T1Z 0S7

MLS® #: **A2119858**

Area:

Listing **04/01/24**

List Price: **\$1,890,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

2,175

Year Built:

1975

Low Sqft:

Ttl Sqft:

2,175

Lot Information

Lot Sz Ar:

2,892,384 sqft

Lot Shape:

DOM

48

Layout

Beds:

4 (4)

Baths:

3.0 (3 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Cleared,Farm,Many Trees,Rectangular Lot,See Remarks

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Natural Gas**

Sewer: **Septic Tank**

Ext Feat: **Fire Pit**

Construction:

Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Kitchen

Main

11`8" x 10`5"

Family Room

Main

16`6" x 11`7"

Dining Room

Main

13`1" x 11`3"

Foyer

Main

12`0" x 7`6"

Walk-In Closet

Main

6`3" x 5`3"

Bedroom

Main

10`7" x 10`0"

3pc Ensuite bath

Main

0`0" x 0`0"

3pc Bathroom

Main

0`0" x 0`0"

Room

Level

Dimensions

Dinette

Main

12`0" x 8`4"

Laundry

Main

7`3" x 6`2"

Living Room

Main

15`5" x 19`3"

Bedroom - Primary

Main

14`2" x 13`0"

Bedroom

Main

14`0" x 11`1"

Bedroom

Main

11`7" x 10`6"

4pc Bathroom

Main

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
Country Residential (Hobb

Remarks

Pub Rmks: **Rural Oasis with Bungalow and Vast Acreage - Discover the perfect blend of rustic charm and modern comfort in this enchanting countryside retreat. Situated on over 65 acres of sprawling land, this property offers endless opportunities for both relaxation and agricultural pursuits. Step inside this timeless bungalow, built in 1975, and be greeted by spacious interiors. Upstairs, you'll find four bedrooms and three bathrooms, providing ample space for family and guests. The bathrooms include a convenient two-piece bath, a luxurious four-piece bath, and an ensuite with a cozy three-piece bath, complementing the functionality of the home. The master bedroom boasts a generous walk-in closet, offering abundant storage and convenience. In addition to the well-appointed kitchen, the residence features a separate dining area, perfect for hosting gatherings and enjoying meals with loved ones. Spanning 2175.81 square feet, this bungalow has been meticulously maintained and recently updated with fresh paint and new laminate flooring throughout, ensuring a contemporary feel while preserving its timeless appeal. The property extends over 65 acres of land, which is cultivated and leased for \$7000/year to Ember Resources, providing additional income potential. Outdoor amenities include a three-stall barn, ideal for housing livestock or storing equipment, a granary converted into a tack room, and another granary with metal siding. An outdoor riding arena with outdoor lights and water feeders for horses further enhance the property's appeal for equestrian enthusiasts. The basement offers additional living space, featuring a bedroom, an exercise room, a furnace room, and a supply room. Half of the basement is a fully insulated crawl space, providing ample storage and housing a second furnace for added comfort. With its diverse amenities and expansive acreage, this property presents an exceptional opportunity for entrepreneurs seeking a rural retreat for a small business or individuals with agricultural aspirations. Don't miss out on the chance to make this extraordinary property your own. Schedule a viewing today and experience the tranquility of countryside living at its finest!**

Inclusions: **Appliances stated above**
Property Listed By: **RE/MAX Real Estate (Central)**

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













