



THE
A-TEAM

**RE/MAX
FIRST**

253002 RANGE ROAD 283 , Rural Rocky View County T1Z 0K6

MLS® #: **A2120774**

Area: **NONE**

Listing Date: **04/06/24**

List Price: **\$1,100,000**

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: **2016**
Lot Information
Lot Sz Ar: **43,560 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,795**
Low Sqft:
Ttl Sqft: **1,795**

DOM

43
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **3**

**Back Yard,Low Maintenance Landscape,No Neighbours Behind,Many Trees
Garage Faces Front,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Fire Pit,Other,Playground,Private Yard**

Construction: **Stucco,Wood Siding**
Flooring: **Carpet,Hardwood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Kitchen Island,Low Flow Plumbing Fixtures,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`5" x 11`9"
Kitchen	Main	17`6" x 21`2"
Bedroom	Main	17`10" x 9`2"
Bedroom	Main	9`8" x 9`3"
Bedroom - Primary	Main	17`6" x 12`7"
Bedroom	Basement	11`5" x 21`5"

Room	Level	Dimensions
Dining Room	Main	16`2" x 11`9"
Mud Room	Main	8`6" x 11`2"
5pc Bathroom	Main	7`2" x 9`1"
3pc Ensuite bath	Main	4`11" x 9`1"
Laundry	Basement	14`2" x 16`0"
Game Room	Basement	23`9" x 15`11"

Storage	Basement	12`11" x 3`3"	3pc Bathroom Legal/Tax/Financial	Basement	8`6" x 4`10"
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Title: Fee Simple Legal Desc:	Zoning: R-CRD	Remarks
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Pub Rmks:	<p>Welcome to the serenity of acreage living, just a brief 10-minute drive east of Calgary, offering a tranquil escape that's still conveniently close to Downtown, reachable within 30 minutes. Nestled in the embrace of what feels like countryside bliss, this meticulously renovated bungalow boasts nearly 2,800 square feet of living space, refurbished to perfection right down to the studs. Step inside to discover a harmonious blend of contemporary elegance and rural charm. The expansive kitchen, adorned with sleek Bosch stainless steel appliances, a panel-ready KitchenAid fridge, and high gloss cabinetry, invites culinary adventures with ample quartz countertop space and a welcoming island perfect for gathering. Entertaining is effortless in the adjoining dining area, designed to host gatherings of any size, while the cozy living room, bathed in natural light, features custom built-ins framing the fireplace. With four bedrooms and three bathrooms, including a primary suite boasting an ensuite and a generously sized walk-in closet, comfort and convenience abound. The mudroom, situated between the kitchen and garage, offers both practicality and style with abundant built-in storage and seating. Descend to the lower level to discover even more living space, including a spacious bedroom with west-facing windows flooding the room with light, a generous rec room, a full bathroom, and a well-appointed laundry area complete with a finished wet bar or utility sink section. Outside, your one-acre retreat awaits, beckoning with multiple poured concrete patios, pergolas, a sunken fire pit, and outdoor kitchen areas, all plumbed with gas for seamless outdoor entertaining. An oversized triple garage, along with a spacious outbuilding ideal for a shop or recreation room, provides ample space for hobbies and storage, while meticulously manicured grounds and mature trees ensure privacy and tranquility. Situated off a gravel road with just one neighboring property, this haven offers a perfect balance of seclusion and accessibility. With a newly drilled well installed in 2021 and all mechanical components replaced in 2017, this property seamlessly blends modern comfort with rural charm, offering a lifestyle of unparalleled serenity and sophistication.</p> <p>Garage cabinetry, Garage Heater</p> <p>Royal LePage Benchmark</p>
Inclusions: Property Listed By:	

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













