



THE
A-TEAM

**RE/MAX
FIRST**

270073 TOWNSHIP ROAD 234A , Rural Rocky View County T0X1X0

MLS® #: **A2121607**

Area: **NONE**

Listing Date: **04/10/24**

List Price: **\$1,549,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
Sub Type: **Agriculture**
City/Town: **Rural Rocky View County**

Year Built: **0**
Lot Information
Lot Sz Ar: **843,757 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **2,932**
Low Sqft:
Ttl Sqft: **2,932**

DOM

39
Layout
Beds: **4 (4)**
Baths: **2.0 (2 0)**
Style:

Parking

Ttl Park: **0**
Garage Sz: **3**

220 Volt Wiring,Additional Parking,Asphalt,Driveway,Garage Door Opener,Heated Garage,Insulated,Triple Garage Attached,Workshop in Garage

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Courtyard,Lighting,Rain Gutters,Storage**

Construction:
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Freezer,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Humidifier,Microwave,Range Hood,Refrigerator,Trash Compactor,Warming Drawer,Washer,Water Conditioner,Window Coverings**
Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,Jettied Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	23`7" x 19`1"
Dining Room	Main	13`0" x 11`7"
Den	Main	10`3" x 19`6"
Bedroom	Main	17`5" x 15`2"
Bedroom	Main	12`1" x 9`11"
Bedroom - Primary	Main	9`11" x 19`6"
Storage	Main	6`0" x 3`10"

Room	Level	Dimensions
Great Room	Main	17`10" x 19`4"
Breakfast Nook	Main	15`10" x 7`3"
Bedroom - Primary	Main	15`10" x 16`4"
5pc Ensuite bath	Main	12`1" x 15`6"
3pc Bathroom	Main	10`9" x 6`5"
Laundry	Main	11`5" x 16`0"
Sunroom/Solarium	Main	18`9" x 17`3"

Title:
Fee Simple
Legal Desc:

Zoning:
AG-SML

7510883

Remarks

Pub Rmks: **Welcome Home! This acreage is chock full of treats. It's got everything you would want as a man, an attached triple heated garage on 19.37 acres. A 3050 sq ft shop with show room with a 2 ton power crane. There are exhaust and make up air fans, an 18 Eva Generator and automatic transfer switch, and top it all off with a 70 inch Big screen TV, beverage fridge and a few more tricks not mentioned here but are in the feature sheet. As for the home, she's going to love it! There is almost 2900 sqft of living on one level! The kitchen has cherry cabinets, a plethora of top of the line appliances, dual SUBZERO beverage drawers with ice maker, and a built in SUBZERO Fridge and a full size SUBZERO warming drawer and steam oven. A cool pop up microwave, beautiful granite counters, and a large window to take in the lake views and vistas from this spectacular estate. Happy wife, happy life they say! There are 3 good sized bedrooms, a large office, main floor laundry and storage. Outside is a large sunroom, huge patio for those beautiful west sunsets. Fire table, furniture and other items are negotiable. As an option, the Property backs onto a 12.14 acre abandoned rail road, under separate title, which comes from Glenmore trail to the west side of this property which could allow for future subdivision of the many acreages adjoining the allowance, it is 100 ft wide and 1 mile long, and is open for discussion. This property would suit the contractor who needs a proper full service type shop and lots of storage, or the enthusiast who likes their toys. . . or both!**

Inclusions: **Full size Subzero Warming Drawer, Trash Compactor, Wine Fridge with dual Subzero beverage drawers with ice maker, Steam oven, Hot tub, 2 Air conditioning units, 18 EVA Generator and building and automatic transfer switch, 70 inch big screen TV, Shop comes with 2 ton power crane and 8000 lbs hydraulic car hoist, large air compressor with hard air lines throughout, New tube heaters throughout, exhaust and make up air fans. 2 piece bathroom with hot and cold water and separate new septic tank for the shop. Barn is 20 ft x 30 ft.**

Property Listed By: **RE/MAX Landan Real Estate**

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











