



THE
A-TEAM

**RE/MAX
FIRST**

35226 TWP RD 262 , Rural Rocky View County T4C 2X7

MLS® #: **A2121832**

Area: **NONE**

Listing Date: **04/15/24**

List Price: **\$1,450,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$100k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**

Year Built: **1992**
Lot Information
Lot Sz Ar: **217,800 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,912**
Low Sqft:
Ttl Sqft: **1,912**

DOM

34
Layout
Beds: **5 (1 4)**
Baths: **4.0 (4 0)**
Style: **Acreage with Residence,Bungalow**

Parking

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

Access:
Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Garden,Landscaped**
Park Feat: **Additional Parking,Heated Garage,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Garden,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Cistern,Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Skylight(s),Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	17`0" x 12`0"
Kitchen	Main	14`1" x 15`11"
Living Room	Main	17`2" x 15`4"
Bedroom - Primary	Main	13`10" x 16`11"

Room	Level	Dimensions
Foyer	Main	11`9" x 7`10"
Laundry	Main	15`1" x 14`2"
Office	Main	12`11" x 15`4"
Bedroom	Lower	12`3" x 14`5"

Bedroom
Bedroom
Storage
3pc Bathroom
3pc Bathroom

Lower
Lower
Lower
Main
Basement

17`2" x 10`5"
14`2" x 13`6"
7`3" x 7`8"

Bedroom
Game Room
Furnace/Utility Room
5pc Bathroom
3pc Bathroom

Lower
Lower
Lower
Main
Basement

11`9" x 16`10"
18`0" x 33`6"
14`8" x 16`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9210732

Zoning:
r2

Remarks

Pub Rmks:

OPEN HOUSE MONDAY MAY 20 NOON - 3:00 Great location with easy access to Hwy 1A on 5 acres just 5 minutes NE of Cochrane. A welcoming foyer opens to the great room, kitchen and dining room highlighted with imported Brazilian granite/quartz countertops, plenty of work & storage spaces. High end stainless appliances including a 6 burner Bertazzoni gas range & Zephyr hood fan. A 200 sq ft office/flex room off the dining room opens to the wraparound deck. The great room is big and bright with vaulted ceiling, skylights, and a fantastic gas fireplace. The primary suite features a walk-in closet & 5pc ensuite. A beautiful spacious newly renovated huge mudroom with laundry area leads to the heated triple car garage with in-floor heating. The lower level features in-floor heat and is comprised of four (4) more bedrooms (3 with walk in closets), two 3pc bathrooms, a vast recreation room, storage rooms and separate utility room. In addition to the drilled well, there are two 450 gal cisterns in the utility room to ensure ample water for all your needs. Many updates and improvements have been made recently including installing a IBC boiler and glycol system to feed the in-floor heating on the lower level, new Hardie board siding and wrap around deck refinished in 2021, The water well was drilled deeper and repaired with new pump in 2024. The fenced outdoor space has everything you need to start your hobby farm including 2 horse shelters, heated horse waterer, hay shed, greenhouse, garden, and a chicken coop (negotiable)plus Hi Hog gates. This acreage has ample RV parking, paved driveway with a Command Gate at the entry for security. Bring the horses and family and move in today! Close to schools and all the amenities of Cochrane and easy access to Calgary.

Inclusions:
Property Listed By:

N/A
RE/MAX West Real Estate

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











