



THE
A-TEAM

**RE/MAX
FIRST**

260011 RANGE ROAD 25 , Rural Rocky View County T3R1C2

MLS® #: **A2122163**

Area: **Bearspaw_Calg**

Listing Date: **04/11/24**

List Price: **\$1,399,800**

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: **1989**
Lot Information
Lot Sz Ar: **87,555 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,909**
Low Sqft:
Ttl Sqft: **1,909**

DOM

38
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Back Yard,Front Yard,Lawn,Garden,Landscaped,Many Trees,Paved,Private Asphalt,Double Garage Attached,Parking Pad,Paved,Secured

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Forced Air,Natural Gas**
Sewer: **Septic Field**
Ext Feat: **BBQ gas line,Garden,Private Yard**

Construction: **Stucco**
Flooring: **Concrete,Hardwood,Tile**
Water Source:
Co-operative
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Gas Range,Oven,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Bathroom	Main	10`10" x 8`8"
Bedroom	Main	10`10" x 13`5"
Foyer	Main	10`4" x 6`4"
Laundry	Main	8`2" x 7`10"
Office	Main	11`11" x 13`5"
Pantry	Main	7`0" x 7`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	16`9" x 6`7"
Dining Room	Main	13`8" x 17`10"
Kitchen	Main	19`11" x 14`1"
Living Room	Main	17`8" x 19`0"
Bedroom - Primary	Main	14`0" x 13`2"
4pc Bathroom	Basement	13`2" x 8`3"

Bedroom	Basement	10` 4" x 14` 8"	Bedroom	Basement	13` 3" x 13` 2"
Dinette	Basement	11` 10" x 12` 3"	Exercise Room	Basement	14` 1" x 24` 9"
Kitchen	Basement	9` 9" x 6` 6"	Game Room	Basement	17` 7" x 24` 7"
Storage	Basement	12` 6" x 17` 0"			
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-CRD			
Legal Desc:		2312281			
Remarks					
Pub Rmks:		<p>Presenting unbeatable value & move-in ready in the sought after community of Bearspaw! This represents an extraordinary chance to reside on a mature two-acre property boasting a fully renovated walk-out bungalow just 5 minutes from Calgary city limits. Ensconced in privacy, this property features a fully paved driveway, mature trees, a pond perfect for skating & winter hockey, a spacious deck, retaining wall, and raised garden beds. As you step indoors, prepare to be enchanted by the caliber of this meticulously crafted ~\$400,000 renovation. Notable highlights include heated floors throughout the entire main level, maple solid core doors and baseboards, triple-paned windows, and a chic kitchen adorned with quartz countertops, maple shaker cabinets, a generously-sized walk-in pantry and wide plank oak hardwood floors. The entrance greets you with vaulted ceilings and an exquisite dining area, ideal for hosting gatherings. The living room boasts a wall of custom-built cabinetry, floating oak shelves, and a gas fireplace, offering an inviting space to unwind with loved ones. Flowing seamlessly from the living room is a large deck, offering picturesque views of the fully fenced yard. The new kitchen, overlooking the backyard, features a sizable island with additional seating, ample counter and storage space, and high-end appliances including a 36' gas dual fuel oven and range, complemented by an exceptional butler’s pantry. Adjacent to the kitchen, the office enjoys abundant natural light and scenic views of the front yard. The main floor is completed by the primary and secondary bedrooms, providing convenient one-level living. The primary bedroom boasts a walk-in closet and a custom ensuite with heated floors, a soaker tub, walk-in shower, and double sinks. The second bedroom features double closets and is adjacent to the main bathroom with double sinks and a custom tiled shower. The basement is ingeniously designed, featuring a gym area separate from the rest of the living space, which comprises a living room, kitchenette, full bathroom, additional washer and dryer, and two large bedrooms. With polished concrete floors and the same level of style and quality as the main floor, the basement offers versatility and comfort. Every aspect of the home has been updated, including the roof, boiler, furnace, electrical system with 200 amp service and a sub-panel, air conditioner servicing all levels, doors, triple-paned windows, new weeping tile, and sump pump. Additionally, new fiber optics have been installed for a secure internet connection. Truly move-in ready, this home offers a like-new experience on a mature lot, just minutes from the city yet feels miles away. A mere 25-minute drive from the city center and only 5 minutes from essential amenities, public and private schools, an quick access to the mountains. Truly a rare find!</p>			
Inclusions:		N/A			
Property Listed By:		Real Estate Professionals Inc.			
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					











