



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**284099 MEADOW RIDGE Lane, Conrich T1Z 0A1**

MLS® #: **A2122564**

Area: **NONE**

Listing Date: **04/12/24**

List Price: **\$1,499,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$50k, 16-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Conrich**

Year Built:

**2006**

Lot Information

Lot Sz Ar:

**90,169 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**3,493**

Low Sqft:

Ttl Sqft:

**3,493**

DOM

**34**

Layout

Beds:

**9 (5 4 )**

Baths:

**5.0 (5 0)**

Style:

**2 Storey, Acreage  
with Residence**

Parking

Ttl Park:

**0**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven, Dishwasher, Electric Cooktop, Electric Stove, Refrigerator, Washer/Dryer**

Int Feat:

**Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Jetted Tub, Kitchen Island**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>23`4" x 15`9"</b>	<b>Family Room</b>	<b>Main</b>	<b>17`9" x 16`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`9" x 11`2"</b>	<b>Nook</b>	<b>Main</b>	<b>17`4" x 10`3"</b>
<b>Office</b>	<b>Main</b>	<b>14`0" x 11`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>12`0" x 9`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>24`4" x 12`7"</b>	<b>Bedroom</b>	<b>Second</b>	<b>16`8" x 11`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`7" x 11`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`0" x 12`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`0" x 11`3"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>23`0" x 13`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`1" x 11`2"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>15`0" x 10`9"</b>

<b>Bedroom</b>	<b>Lower</b>	<b>13`2" x 11`6"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>14`0" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>11`7" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`2" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Lower</b>	<b>8`0" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`4" x 8`6"</b>
Legal/Tax/Financial					

Title:	Zoning:
<b>Fee Simple</b>	<b>R-1</b>
Legal Desc:	Remarks

Pub Rmks:	<b>This renovated walkout two storey home sits on a two-acre lot in Conrich. As you walk into the home you are greeted by open to above ceilings and a round staircase. The main floor features large living and family room areas for entertaining an open kitchen with south facing windows that bring in lots of natural light, a full four-piece washroom, a bedroom and an office. The upper level has a primary suite and three bedrooms along with a second full washroom. The walkout basement has tons of open space and sunlight with its south facing backyard. The illegal basement suite features four bedrooms and two washrooms, a large living rooms and kitchen.</b>
Inclusions:	<b>None</b>
Property Listed By:	<b>Five Star Realty</b>

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



















