



THE
A-TEAM

**RE/MAX
FIRST**

33022 TOWNSHIP ROAD 250 , Rural Rocky View County T3Z 1L9

MLS®#: **A2122965**

Area: **Springbank**

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

List Price: **\$1,698,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

3,210

Year Built:

1991

Low Sqft:

Ttl Sqft:

3,210

Lot Information

Lot Sz Ar:

174,240 sqft

Lot Shape:

DOM

34

Layout

Beds:

3 (3)

Baths:

2.0 (2 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Landscaped,Many Trees,Rectangular Lot
Quad or More Attached**

Utilities and Features

Roof: **Cedar Shake**

Heating: **Boiler,In Floor,Fireplace(s),Forced Air**

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Other**

Construction:

Brick,Vinyl Siding

Flooring:

Carpet,Ceramic Tile,Concrete,Hardwood,Marble

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings

Int Feat:

Central Vacuum,Granite Counters,No Smoking Home,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`9" x 14`5"
Laundry	Main	14`0" x 12`10"
Other	Main	15`11" x 10`4"
Bedroom - Primary	Main	20`2" x 12`8"
Bedroom	Main	14`8" x 14`4"
Media Room	Lower	17`2" x 19`6"
Game Room	Lower	17`8" x 46`1"
Library	Lower	10`1" x 16`5"
4pc Bathroom	Main	7`6" x 7`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`10" x 11`6"
Dining Room	Main	15`4" x 13`0"
Great Room	Main	14`2" x 18`0"
Bedroom	Main	15`0" x 13`7"
Loft	Second	13`4" x 10`8"
Family Room	Lower	12`11" x 21`6"
Office	Lower	10`6" x 9`9"
4pc Ensuite bath	Main	15`6" x 7`11"
2pc Bathroom	Main	

Title:
Fee Simple
Legal Desc:

Zoning:
Residential

8910690

Remarks

Pub Rmks: **UNDER CONTRACT. Nestled on 4 acres of tranquil countryside, this charming 3-bedroom bungalow offers the perfect blend of serenity and potential. Conveniently situated near Springbank Airport and near commercial zoning, it presents a rare opportunity for both homeowners and investors alike. Spanning over 3000 square feet, the expansive main level provides ample space for comfortable living and entertaining. While the interior hasn't undergone recent updates, it offers a canvas for personalized renovation and design. Cozy up by one of two rundlestone wood-burning fireplaces on chilly evenings, or soak in the breathtaking panoramic views of the mountains and valley from the comfort of the home. The oversized 4-car garage provides plenty of space for vehicles, storage, and hobbies. Step outside onto the expansive 750 sq ft L-shaped deck, where sunlight floods into the kitchen and family room, creating a warm and inviting atmosphere. Inside, the spacious living room, loft, formal dining room, and hobby/laundry room offer versatility and comfort for everyday living. Retreat to the primary suite, complete with a walk-in closet and 5-piece ensuite, for a touch of luxury and relaxation. The partially developed basement includes bathroom rough-in and presents an opportunity for customization, while the meticulously maintained property ensures immediate comfort and functionality. Moreover, with burgeoning developments on the horizon—including the highly anticipated Costco at the future Bingham Crossing—investors can anticipate significant growth and profitability in the area. Furthermore, with the vast expanse of 4 acres, there's room to realize various dreams, whether it's creating a hobby farm, cultivating a garden oasis, or even housing up to two horses. Located just 5 minutes from Calgary's city limit and neighboring Calaway Park, this property offers easy access to amenities and schools, making it an ideal choice for both homeowners seeking tranquility and investors looking for growth potential. Don't miss out on this exceptional opportunity to own a piece of paradise in this thriving location.**

Inclusions: **Kubota Riding Mower**
Property Listed By: **Coldwell Banker Mountain Central**

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





