



THE
A-TEAM

**RE/MAX
FIRST**

270240 RANGE ROAD 54 , Rural Rocky View County T4C 1A4

MLS® #: **A2124778**

Area: **NONE**

Listing Date: **04/20/24**

List Price: **\$1,250,000**

Status: **Active**

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:

2,512

Year Built:

1975

Low Sqft:

Ttl Sqft:

2,512

Lot Information

Lot Sz Ar:

784,080 sqft

Lot Shape:

DOM

29

Layout

Beds:

6 (4 2)

Baths:

2.5 (2 1)

Style:

**2 Storey,Acreage
with Residence**

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Conservation,No Neighbours Behind,Many Trees
Double Garage Attached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Septic Field,Septic Tank

Ext Feat:

Fire Pit,Private Yard,Uncovered Courtyard

Construction:

Wood Frame,Wood Siding

Flooring:

Carpet,Cork,Hardwood,Linoleum

Water Source:

Well

Fnd/Bsmt:

Wood

Kitchen Appl:

Dishwasher,Electric Range,Freezer,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

Breakfast Bar,Ceiling Fan(s),High Ceilings,Vaulted Ceiling(s)

Utilities:

Room Information

Room

Kitchen

Sunroom/Solarium

Office

Bedroom - Primary

4pc Ensuite bath

Bedroom

Level

Main

Main

Main

Main

Second

Second

Dimensions

17`4" x 11`0"

16`8" x 11`6"

9`0" x 9`0"

20`6" x 13`5"

11`4" x 10`8"

Room

Dining Room

Living Room

2pc Ensuite bath

Bedroom - Primary

4pc Bathroom

Bedroom

Level

Main

Main

Main

Second

Second

Second

Dimensions

15`3" x 11`6"

19`8" x 17`0"

15`9" x 11`4"

11`7" x 10`8"

Bedroom
Den
Hobby Room

Lower
Lower
Lower

14`5" x 8`11"
20`7" x 10`4"
22`7" x 13`2"

Bedroom
Laundry

Lower
Lower

10`6" x 9`0"
19`5" x 7`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
A-GEN

Remarks

Pub Rmks:

Nestled amongst 18 acres of serene countryside near the Beaupre Community Hall, this property offers a picturesque retreat that blends natural beauty with modern living. Stepping inside, you're immediately greeted by an abundance of natural light that bathes the home in a warm and inviting glow. The heart of the home is the living room and primary bedroom, both with stunning vaulted ceilings and featuring two floor-to-ceiling rock fireplaces that add a touch of rustic elegance. The spacious kitchen complete with a convenient sit-up bar for casual dining, flows effortlessly into the dining room, creating an ideal space for both everyday meals and entertaining guests. The main level also includes an office/flex room, a sunroom that invites relaxation and serenity and a convenient half bath for guests' use. Upstairs, the 2nd primary bedroom awaits with its own ensuite bathroom, accompanied by two more generously-sized bedrooms and another full bath, ensuring comfort and privacy for all. Descend to the lower level, where you'll find a den perfect for cozy evenings, an additional bedroom, a versatile craft/flex room, a workshop for DIY enthusiasts, a storage room and a utility room. With a total of six bedrooms, this home offers ample space for a growing family or hosting guests. Outside, a spacious deck wonderful for outdoor gatherings and leisurely moments and a charming tall character fence that encloses a courtyard creating a private oasis to enjoy throughout the day. For those with a green thumb, a greenhouse provides the perfect opportunity to grow your own produce, adding to the self-sufficiency and charm of this country home. Escape the hustle and bustle to the tranquility and peacefulness that this property offers. Don't miss the chance to experience this exceptional property firsthand. Contact your realtor today to schedule a private showing and discover country living at its finest.

Inclusions:

John Deere ride on lawnmower (negotiable), Greenhouse, Garbage Compactor (As Is) seller has never used, Large Table, Book Shelf & Shelving Unit in Craft Room/Lower Level, Shelving in Workshop Room, Storage Room and Book Shelves in hallway/Lower Level

Property Listed By:

MaxWell Capital Realty

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













