



THE
A-TEAM

**RE/MAX
FIRST**

292131 BUTTE VALLEY Estates, Rural Rocky View County T0M 0E0

MLS® #: **A2125940** Area: **Butte Valley Estates** Listing Date: **04/25/24** List Price: **\$1,249,900**
Status: **Active** County: **Rocky View County** Change: **-\$140k, 16-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2007**
Lot Information
Lot Sz Ar: **87,120 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,647**
Low Sqft:
Ttl Sqft: **1,647**

DOM

24

Layout

Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **20**
Garage Sz: **10**

Access:
Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped,Level**
Park Feat: **220 Volt Wiring,Drive Through,Garage Door Opener,Heated Garage,Parking Pad,Quad or More Attached,RV Access/Parking,RV Garage,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Co-operative
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|-----------------|-----------------------|--------------------------|-----------------|-----------------------|
| Living Room | Main | 21`8" x 15`10" | Kitchen | Main | 17`3" x 10`8" |
| Dining Room | Main | 13`10" x 9`0" | Bedroom - Primary | Main | 12`11" x 11`2" |
| 4pc Ensuite bath | Main | | Bedroom | Main | 10`10" x 9`6" |
| 5pc Bathroom | Main | | Foyer | Main | 17`2" x 14`11" |
| 2pc Bathroom | Main | | Storage | Main | 15`3" x 8`0" |
| Game Room | Basement | 28`5" x 25`2" | Bedroom | Basement | 14`1" x 12`2" |

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|--|--|----------------------|---|----------|---------------|
| Bedroom | Basement | 14`1" x 9`3" | Furnace/Utility Room Legal/Tax/Financial | Basement | 17`11" x 9`5" |
| Title: Fee Simple Legal Desc: | | Zoning: CR | | | |
| | 0612096 | | Remarks | | |
| Pub Rmks: | EVERYTHING YOU'VE EVER WANTED IN ONE PACKAGE!!! HUGE 1650sf FULLY FINISHED walk-out Bungalow with an UNBELIEVABLE 1700sf ATTACHED GARAGE (with multiple drive thru doors) and a separate 43' x 30' shop with 16' ceilings!!!! This IMMACULATE 2+2 bedrooms, 3.5 bath home sits on a quiet and well cared for 2 acre lot, within walking distance of the Cross Iron Mall! Boasting an incredible SE view over your own private pond with visiting foxes, geese, ducks and more. The home is an incredibly upgraded home with knock down ceilings, LED pot lights, granite counters, in-floor heat (IN SHOP AND GARAGE AS WELL), AMAZING SCREENED IN PATIO 42'x 13'!!! This home boasts every creature comfort, upgrade and extra you can think of, all while being within 5 minutes of the Balzac Development Area and Airdrie! 24 SOLAR PALNELS (9.5KW) MEANS YOU ALMOST NEVER PAY FOR ELECTRICITY IN_FLOOR HEAT IN BASEMENT, GARAGE & SHOP STEAM SHOWER IN ENSUITE POND/WETLAND: FOXES, GEESE, MALLARDS FULLY PAVED DRIVEWAY AND PARKING AREA. An opportunity not to be missed | | | | |
| Inclusions: Property Listed By: | 24 Solar panels (generating 9.5 kw) Century 21 PowerRealty.ca | | | | |

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













