



THE
A-TEAM

**RE/MAX
FIRST**

272011 RANGE ROAD 275 , Rural Rocky View County T4A 0H4

MLS®#: **A2129367** Area: **NONE** Listing Date: **05/06/24** List Price: **\$1,275,000**
 Status: **Active** County: **Rocky View County** Change: **-\$125k, 20-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **262,666 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,220**
 Low Sqft:
 Ttl Sqft: **1,220**

DOM

229
Layout
 Beds: **3 (1 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Corner Lot,Fruit Trees/Shrub(s),No Neighbours Behind,Landscaped**
 Park Feat: **Double Garage Detached,Heated Garage,Insulated,Oversized,Quad or More Detached,RV Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Garden**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate,Linoleum**
 Water Source: **Well**
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Double Vanity,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	10`7" x 6`9"	4pc Bathroom	Main	7`7" x 9`11"
Dining Room	Main	15`5" x 11`9"	Kitchen	Main	10`7" x 9`8"
Living Room	Main	17`9" x 15`0"	Bedroom - Primary	Main	14`6" x 12`3"
5pc Bathroom	Lower	7`11" x 19`1"	Bedroom	Lower	14`6" x 10`0"
Bedroom	Lower	14`7" x 9`10"	Game Room	Lower	21`6" x 15`2"

Furnace/Utility Room

Lower

12` 11" x 7` 8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9511926

Zoning:

A-Gen

Remarks

Pub Rmks:

WOW! ONLY MINUTES to AIRDRIE and a GREAT OPPORTUNITY to run YOUR BUSINESS FROM HOME. Just over 6 acres with home and 100' x 44' insulated and heated SHOP with full concrete floor. This property has it ALL. Begin the house tour from the expansive deck (38'x8') with a lovely covered veranda 20'x16' and enjoy the beautiful pergola and low maintenance decking and rails. Enter the home in a receiving/mud room with closet and large entry. The home is a 3 bed/3 full bath bungalow with soaring ceilings and large sunny south facing windows. The kitchen has gas range, upgraded stainless steel appliances, loads of cupboards a sunny window at the kitchen sink with patio doors to the covered deck. The dining room can handle a large table for family gatherings and both kitchen and dining area are conveniently tiled for easy clean-up. The living room has vaulted ceilings with a floor to ceiling brick gas fireplace. So many windows with custom window treatments. There is a 4 piece main bathroom on this level for your guests. The primary bedroom is a SWEET RETREAT, with large double sinks, custom tiled shower and massive walk in closet with adjustable storage. There are 2 bedrooms in the lower level, with a huge recreation/games room, laundry and another 5 piece bathroom. The home is both wonderfully and tastefully decorated and has central AC - nothing to do but move in. There is a heated double detached garage by the house 24' x 24'. The shop is 100' x 44', with 6 overhead doors (one being a drive-thru door), 2 man doors and a 38' x 11' mezzanine for storage. The building has radiant natural gas tube heat throughout and its own water supply. There is a transfer switch at the main electric box so you can add a generator supply if the power goes out. The yard is a rectangle with fencing, large gates at the front entrance, sheds, landscaping and plenty of room for critters. The well water is 6.3 GPM and home has water treatment to make the water potable for drinking. The property is zoned Agriculture - General District - which has many advantages including having your BUSINESS at your property. Currently, the owner has a negotiated a 10 year commercial permit for their business. This is a great acreage with easy access to highway 567 (for your business) and just 15 easy kilometers to Airdrie.

Inclusions:

Property Listed By:

All tv mounts (not tvs), chicken building/fencing, gas heaters in outbuildings, pergola
CIR Realty

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













