



THE
A-TEAM

**RE/MAX
FIRST**

7 SHORTRIDGE Place, Rural Rocky View County T1X0H1

MLS®#: **A2134439** Area: **NONE** Listing Date: **08/07/24** List Price: **\$1,190,000**
Status: **Active** County: **Rocky View County** Change: **-\$60k, 18-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2015**
Lot Information
Lot Sz Ar: **187,308 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,656**
Low Sqft:
Ttl Sqft: **1,656**

DOM

42
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Cul-De-Sac**
Park Feat: **Additional Parking,Heated Garage,Oversized,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic System**
Ext Feat: **BBQ gas line**

Construction: **Stone,Wood Siding**
Flooring: **Carpet,Vinyl**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
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`10" x 15`0"	Kitchen	Main	14`11" x 11`11"
Dining Room	Main	11`11" x 11`10"	Bedroom - Primary	Main	13`11" x 12`0"
Bedroom	Main	10`3" x 9`10"	Bedroom	Main	14`7" x 9`6"
4pc Bathroom	Main	9`10" x 6`9"	Mud Room	Main	7`4" x 6`7"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

0914213

RUR

Remarks

Pub Rmks:

The perfect combination of country living and city convenience! A sprawling 4.3 acres and just minutes to Calgary. This property offers a spacious raised bungalow with mountain views along with a HUGE 1,377 square foot four door heated garage. Across the field resides a (grandfathered in) 4,800 square foot storage building. Home business and/or revenue opportunities abound! You're going to want to come and check this one out.

Inclusions:

None

Property Listed By:

URBAN-REALTY.ca

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





