



THE
A-TEAM

**RE/MAX
FIRST**

252158 RANGE ROAD 280 , Rural Rocky View County T1Z 0E3

MLS® #: **A2135017** Area: **NONE** Listing Date: **05/24/24** List Price: **\$1,800,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **Rocky View County**
 Year Built: **1906**
 Lot Information
 Lot Sz Ar: **1,560,754 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,760**
 Low Sqft:
 Ttl Sqft: **1,760**

DOM

32
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **50**
 Garage Sz: **6**

Access:
 Lot Feat: **Creek/River/Stream/Pond,Gazebo,Garden,Meadow,Pasture,Rolling Slope,See Remarks,Treed**
 Park Feat: **Gravel Driveway,Oversized,Parking Pad,Quad or More Detached,RV Access/Parking,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Laminate**
 Sewer: **Septic System** Water Source: **Well**
 Ext Feat: **Fire Pit,Private Yard,Storage** Fnd/Bsmt: **Wood**
 Kitchen Appl: **Built-In Gas Range,Dishwasher,Gas Water Heater,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 4`3"	3pc Bathroom	Main	11`2" x 7`6"
Other	Main	1`11" x 5`0"	Dining Room	Main	11`5" x 15`5"
Foyer	Main	9`1" x 9`7"	Hall	Main	12`0" x 5`11"
Kitchen	Main	11`1" x 15`4"	Living Room	Main	11`4" x 33`8"
Office	Main	11`4" x 10`1"	Pantry	Main	11`5" x 7`6"
Covered Porch	Main	12`2" x 5`8"	Sunroom/Solarium	Main	23`3" x 9`5"

Balcony	Upper	7`11" x 6`11"	Bedroom	Upper	26`11" x 23`4"
Other	Upper	0`10" x 7`8"	4pc Bathroom	Basement	11`5" x 5`0"
Bedroom	Basement	11`2" x 13`3"	Bedroom	Basement	11`8" x 11`4"
Other	Basement	2`1" x 5`6"	Other	Basement	3`8" x 1`4"
Other	Basement	4`0" x 1`4"	Hall	Basement	4`6" x 3`0"
Kitchen	Basement	12`9" x 17`8"	Laundry	Basement	11`5" x 6`0"
Office	Basement	11`5" x 15`9"	Game Room	Basement	16`1" x 29`11"
Storage	Basement	9`3" x 5`11"	Storage	Basement	11`7" x 19`1"
Storage	Basement	4`7" x 3`6"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **AG General**
 Legal Desc: **9111933**

Remarks

Pub Rmks: **35.83 acres, historical significance, a stunning heritage house, a 32'x100' barn with loft (6,400 square feet total), a grain elevator/storage structure, a 1500 square foot heated shop/garage, the property borders the Western Irrigation District's canal, water rights are included, the property is zoned "Ag General" allowing a second home to be built, huge home based business opportunities, and all of this is located not far east of Calgary between McKnight and Country Hills Boulevards, close to the CN Logistics Centre and Conrich. This property has a lot going on....so be sure to book ample time to check it all out. The current owners were granted a license and a development permit to operate a business here that included storage of heavy-duty equipment. Perhaps this is the opportunity you have been waiting for to amalgamate your business and residence into one property? This unique home offers a walkout basement, 3 bedrooms, 3 bathrooms, and a unique floorplan that must be seen to be appreciated. The lofted primary suite has stunning mountain views, and the walkout basement has a wide-open floor plan that is sure to meet your space requirements. The heritage barn has 6 horse stalls (one currently used for tack and feed), 2 tie stalls, and that only takes up about 1/3 of the main floor. Head up the stairs to another 3200 square feet of loft that would make the perfect setting for Alberta's largest barn dance. The workshop/quonset/garage is heated and insulated and offers about 1500 square feet of workspace. Up on top of the hill you will find the grain elevator and storage building that has been well preserved, and if you like solid old structures, this one will be a treat to visit, with all the old elevator hardware still intact. There are multiple other structures including 4 portable horse shelters, a bunkhouse, and a couple of other solid structures for storage and/or livestock. There are 2 paddocks, 4 different grazing pastures ranging in size from 1 to approximately 18 acres, a livestock waterer, multiple wells, a bunch of fruit trees, and the most beautiful private setting with rolling landscape with incredible views. This place works as an equestrian facility, a place to run your business from home, it would generate a ton of revenue as an investment, and perhaps it can work as a hybrid property accomplishing all the above. Maybe it will work for another application that you have in mind. You have got to come by and check this place out. There is a lot going on here, and it has clearly been loved for generations. You will never find another like it, especially this close to Calgary. Book a private viewing at your convenience.**

Inclusions: **Farm Equipmentr Negotiable**
 Property Listed By: **CIR Realty**

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









