



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**261184 VALLEY VIEW Road, Rural Rocky View County T3P 1A2**

MLS® #: **A2135948**

Area: **NONE**

Listing Date: **06/22/24**

List Price: **\$1,899,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$100k, 20-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **1974**

Lot Information

Lot Sz Ar: **815,443 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Many Trees,Pasture,Private,Rectangular Lot**

Park Feat:

**Driveway,Garage Door Opener,Gravel Driveway,Oversized,Triple Garage Detached,Workshop in Garage**

DOM

**98**

Layout

Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**  
Garage Sz: **3**

Utilities and Features

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

Construction: **Aluminum Siding ,Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source: **Co-operative,Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
Int Feat: **Bar,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`3" x 5`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 8`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 10`6"</b>
<b>Family Room</b>	<b>Main</b>	<b>11`7" x 19`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 9`9"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>20`0" x 11`6"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`5" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 10`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`3" x 9`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`3" x 3`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 17`10"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>6`0" x 5`11"</b>

<b>Bedroom</b>	<b>Lower</b>	<b>14`1" x 11`11"</b>	<b>Den</b>	<b>Lower</b>	<b>14`4" x 11`10"</b>
<b>Kitchenette</b>	<b>Lower</b>	<b>14`0" x 15`4"</b>	<b>Game Room</b>	<b>Lower</b>	<b>16`1" x 36`9"</b>
<b>Storage</b>	<b>Lower</b>	<b>11`3" x 18`6"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`6" x 2`9"</b>
<b>Other</b>	<b>Lower</b>	<b>5`6" x 9`1"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **7510789**

Zoning: **R-RUR**

Remarks

Pub Rmks: **Welcome to your picturesque family oasis! This charming bungalow offers a rare blend of tranquility, spaciousness, and thoughtful design on an expansive 18.72 acre property with mature landscaping and towering trees. Upon entry to the home, a spacious 4-season sunroom beckons, leading into the open-concept living, kitchen, and dining areas. The inviting step-down family room centres around a cozy wood-stove/fireplace, perfect for gatherings and relaxation. The main floor features the primary bedroom, two additional versatile bedrooms or office spaces, a 2-piece bath, and a well-appointed 4-piece bathroom. The lower level presents a versatile layout, including a generous recreation room with a bar, an additional bedroom, a den area, a second kitchen, a 3-piece bath, and a convenient laundry room with ample storage, including a cold room—ideal for multi-generational living or extended guests. Enjoy serene privacy and natural beauty from the covered sunroom, front porch, or spacious back deck. A substantial oversized 3-car garage provides abundant storage and workspace for hobbies and projects. Garden enthusiasts will appreciate the heated greenhouse with all gardening essentials, complemented by additional outbuildings including a quonset, barn, horse shelter, and garden sheds. A great acreage for horses or chickens/sheep/goats. Updates include a brand-new septic tank and pump installed in January 2023. Water is supplied by the cooperative water system. The property boasts a tree-lined driveway with a security gate, conveniently located off a paved dead-end road. Situated just 25 minutes from downtown Calgary and mere minutes from city limits, this home offers proximity to urban amenities like Creekside Shopping Center (10 minutes), Cross Iron Mills (10 minutes), and Airdrie (15 minutes). Potential for future subdivision into smaller parcels adds investment appeal (subdivision inquiries to be made by the buyer with Rocky View County).**

Inclusions: **Lawn mower "as is", Garage (all items included), Greenhouse (all items included), Outbuildings (all items included)**  
 Property Listed By: **CIR Realty**

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