



THE
A-TEAM

**RE/MAX
FIRST**

240037 RANGE ROAD 31 , Rural Rocky View County T3Z2V6

MLS® #: **A2136693** Area: **Springbank** Listing Date: **05/30/24** List Price: **\$2,350,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1955**
 Lot Information
 Lot Sz Ar: **774,496 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Farm, Seasonal Water, Pasture, Views**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,496**
 Low Sqft:
 Ttl Sqft: **1,496**

DOM

29
Layout
 Beds: **4 (4)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence, Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **None**

Construction: **Mixed**
 Flooring: **Carpet, Linoleum**
 Water Source: **Well**
 Fnd/Bsmt: **Combination**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Sunroom/Solarium	Main	23`4" x 5`10"
Living Room	Main	23`0" x 11`3"
Kitchen	Main	9`7" x 14`5"
3pc Ensuite bath	Main	8`0" x 4`0"
Bedroom	Main	12`2" x 8`2"
Mud Room	Main	16`2" x 9`7"

Room	Level	Dimensions
Bedroom	Main	9`4" x 11`4"
Dining Room	Main	10`10" x 8`0"
Bedroom - Primary	Main	19`5" x 10`5"
4pc Bathroom	Main	8`1" x 5`0"
Bedroom	Main	13`4" x 11`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CRD

0011678

Remarks

Pub Rmks: **Calling all Developers, Dreamers & Investors! 17.78 acres ideally situated in South Springbank set up for horses and located just minutes from SW Calgary. This property is just a stone's throw from high density upscale country residential homes and estate subdivisions, including prestigious MacKenas Estates, making it the perfect long term holding or redevelopment prospect. With fantastic mountain views the land is mostly flat and features a natural valley, making it ideal for walkout basement future development or a greenspace feature. To the South this land borders the undisturbed beauty of the Tsuut'ina Nation. The property currently consists of an original 4 bedroom bungalow, barn and indoor/outdoor riding arenas and is zoned R-CRD. It is the perfect acquisition for long term investment, building your dream home with space to roam or potentially subdivide to suit your goals and needs. GST is applicable.**

Inclusions:
Property Listed By: **n/a
CIR Realty**

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













