



THE
A-TEAM

**RE/MAX
FIRST**

54004 TOWNSHIP ROAD 252 , Rural Rocky View County T3Z 2S5

MLS® #: **A2137526** Area: **NONE** Listing Date: **06/18/24** List Price: **\$2,295,000**
 Status: **Active** County: **Rocky View County** Change: **-\$155k, 21-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2009**
 Lot Information
 Lot Sz Ar: **3,393,759 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,341**
 Low Sqft:
 Ttl Sqft: **2,341**

DOM

102
Layout
 Beds: **6 (3 3)**
 Baths: **4.5 (4 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

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

Access:
 Lot Feat: **Creek/River/Stream/Pond,Few Trees,Rectangular Lot,Rolling Slope,Secluded**
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Gravel Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,In Floor,Fireplace(s),Floor Furnace**
 Sewer: **Septic Field**
 Ext Feat: **Private Yard**

Construction: **Log,Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Slate,Vinyl Plank**
 Water Source:
Cistern
 Fnd/Bsmnt:
Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Stone Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	25`1" x 17`9"	Kitchen	Main	15`4" x 13`7"
Bedroom - Primary	Main	18`11" x 15`0"	Walk-In Closet	Main	9`4" x 5`5"
4pc Ensuite bath	Main	11`0" x 10`1"	Balcony	Main	17`6" x 5`8"
Bedroom	Main	12`11" x 12`6"	Bedroom	Main	14`7" x 12`8"
Foyer	Main	8`10" x 8`0"	Nook	Main	5`4" x 5`0"
Laundry	Main	16`0" x 11`1"	2pc Bathroom	Main	6`4" x 4`5"
4pc Bathroom	Main	10`0" x 7`1"	Balcony	Main	27`6" x 7`1"

Covered Porch	Main	28`9" x 7`4"	Game Room	Basement	18`4" x 13`5"
Bedroom	Basement	13`2" x 11`5"	Bedroom	Basement	13`3" x 10`11"
Play Room	Basement	11`11" x 8`0"	4pc Bathroom	Basement	8`5" x 4`11"
Furnace/Utility Room	Basement	11`8" x 8`4"	Living Room	Suite	14`9" x 14`6"
Kitchen	Suite	10`8" x 10`7"	Dining Room	Suite	8`0" x 6`6"
Bedroom	Suite	13`3" x 13`2"	Den	Suite	11`11" x 11`10"
Walk-In Closet	Suite	8`4" x 4`3"	Entrance	Suite	6`5" x 4`3"
3pc Bathroom	Suite	7`3" x 6`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0311629**

Zoning: **AG**

Remarks

Pub Rmks: **Situated on nearly 80 acres of land at the foot of the Rocky Mountains, the jaw-dropping views at this property are unforgettable. Located 20 minutes southwest of Cochrane, this property is centred by a stunning 6-bedroom, 4.5-bathroom home, which includes an illegally suited portion of the basement with its own separate entry. The inviting front porch leads you into the home - soaring vaulted ceilings highlighted by wood beams gives you the log cabin vibe, while modern finishes and the custom-designed fireplace elevate the feel of the home even further. The great room flows into the updated kitchen which features quartz countertops, tons of cabinet space and spectacular views out your kitchen window. Off the kitchen is a laundry room and mud room which leads into the massive double attached garage. Step out on the west facing deck and take in one of the best views of the Rockies while enjoying the shade of a newly installed pergola. Three bedrooms are located on this level, anchored by the primary bedroom retreat. This primary bedroom has a private balcony, loads of closet space, and a spectacular 4-piece ensuite bathroom, with brand new quartz countertops, and a gorgeous free-standing bathtub. The two other bedrooms are generously sized, and both feature large closets. Head to the lower level where you will find an adorable kids nook under the stairs where Lego creations and children's tea parties can unfold. A unique feature of this home is the illegal suite in the lower level: it's a 1 bedroom (plus den) 1 bathroom dwelling with a full kitchen and it's own private entry - perfect for grandparents, relatives who've come to visit, or an older child who's home from university. The basement is rounded off with 2 additional bedrooms, both with custom built in closets, another full bathroom, a recreational area and a storage room/flex area. In-floor heat runs throughout the basement with updated vinyl plank throughout. The property's water supply is supplied by a 12,000 L Cistern, so no need to worry about annual water testing as the water is brought in from the city of Cochrane monthly. The property is broken up into a north and south paddock and currently has cattle on the land. The year-round creek feeds a large dugout on the southwest corner of the land that incorporates a year round solar watering system. The land has been used in the past by previous owners for pasturing cattle. 2 horseshoe corrals, 3 animal shelters and paddocks for horses or other livestock currently help to break up the property. Plans for a barn and an Airbnb have been designed. Please inquire for more details. This property is ideally located only 20 mins from Cochrane, 20 mins from Calgary city limits, only 40 mins from Canmore, has golf (Livingstone & Kananaskis) minutes away, not to mention hiking trails and so much more. Owners recently did test for well water and found a couple suitable sites for a well on the land. Reports available upon request. Don't miss out on this property!**

Inclusions: **All appliances in suite including refrigerator, dishwasher, oven/stove, washer/dryer, microwave. All vacuum hoses and attachments. Shelving units in back storage room and laundry room, timbers in the fields, all unused paint, roofing supplies, additional wooden flooring, Trampoline in backyard. Rainwater barrel**

Property Listed By: **CIR Realty**

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