



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**235200 RANGE ROAD 281 , Rural Rocky View County T2P 2G7**

MLS®#: **A2138667**

Area: **NONE**

Listing Date: **06/05/24**

List Price: **\$2,999,000**

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: **2004**

Finished Floor Area  
Abv Sqft: **7,318**  
Low Sqft:  
Ttl Sqft: **7,318**

DOM

**103**  
Layout  
Beds: **10 (7 3 )**  
Baths: **6.0 (5 2)**  
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **871,635 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, Garden, No Neighbours Behind, Many Trees, Private, Views**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Other, Private Yard**

Construction: **Stucco, Wood Frame**  
Flooring: **Carpet, Hardwood, Laminate, Tile**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u>      | <u>Level</u> | <u>Dimensions</u> | <u>Room</u>  | <u>Level</u> | <u>Dimensions</u> |
|------------------|--------------|-------------------|--------------|--------------|-------------------|
| Sunroom/Solarium | Main         | 17`9" x 19`11"    | 3pc Bathroom | Main         | 6`0" x 11`0"      |
| Bedroom          | Main         | 17`8" x 15`2"     | Office       | Main         | 14`8" x 21`0"     |
| Living Room      | Main         | 17`11" x 21`9"    | Kitchen      | Main         | 18`8" x 20`2"     |
| Dining Room      | Main         | 17`4" x 15`1"     | Dining Room  | Main         | 19`9" x 9`11"     |
| Laundry          | Main         | 7`6" x 5`5"       | 2pc Bathroom | Main         | 7`5" x 4`4"       |
| Family Room      | Main         | 19`1" x 25`7"     | Bedroom      | Upper        | 18`4" x 21`3"     |
| 3pc Bathroom     | Upper        | 11`3" x 9`11"     | Bedroom      | Upper        | 18`4" x 15`3"     |

