



THE
A-TEAM

**RE/MAX
FIRST**

263022 RANGE ROAD 43 , Rural Rocky View County T4C 2B1

MLS® #: **A2140369**

Area: **NONE**

Listing Date: **06/11/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$51k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **1979**

Finished Floor Area
Abv Sqft: **1,224**
Low Sqft:
Ttl Sqft: **1,224**

DOM

109
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **862,923 sqft**
Lot Shape:

Parking

Ttl Park: **0**
Garage Sz:

Access:
Lot Feat: **Sloped Down,Treed,Views**
Park Feat: **Quad or More Detached**

Utilities and Features

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

Construction: **Composite Siding**
Flooring: **Carpet,Linoleum**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|----------|----------------|
| 2pc Ensuite bath | Main | 4`10" x 5`1" |
| Bedroom | Main | 11`3" x 12`2" |
| Dining Room | Main | 10`11" x 10`0" |
| Living Room | Main | 12`3" x 20`1" |
| 3pc Bathroom | Basement | 5`8" x 7`0" |
| Bedroom | Basement | 10`3" x 11`4" |

| Room | Level | Dimensions |
|-------------------|----------|---------------|
| 4pc Bathroom | Main | 8`1" x 5`0" |
| Bedroom | Main | 10`4" x 8`5" |
| Kitchen | Main | 10`6" x 10`6" |
| Bedroom - Primary | Main | 11`4" x 14`1" |
| Other | Basement | 12`3" x 4`6" |
| Laundry | Basement | 6`7" x 9`10" |

| | | | | | |
|----------------|-----------------|-----------------------|-----------------------------|-----------------|----------------------|
| Office | Basement | 10`8" x 10`6" | Game Room | Basement | 22`5" x 17`7" |
| Storage | Basement | 10`10" x 10`6" | Furnace/Utility Room | Basement | 3`7" x 4`0" |
| | | | Legal/Tax/Financial | | |

| | |
|-------------------|----------------|
| Title: | Zoning: |
| Fee Simple | R-RUR |
| Legal Desc: | 7810223 |

Remarks

Pub Rmks: **Opportunity knocks! Immaculately maintained bungalow on 19.81 acres with incredible mountain views just minutes from Cochrane! This fantastic property has been lovingly cared for and is being offered to the market for the first time in 45 years. With a beautifully landscaped yard, fencing for horses, automatic water and spectacular vistas, this is the move-in ready acreage you've been dreaming of. The home is efficient and comfortable with a cozy country layout featuring 3 bedrooms and 1 and a half bathrooms on the main floor. The kitchen is ultra clean and bright with East facing windows, perfect for enjoying the morning sunshine. The open dining room and living room feature a wood burning fireplace and incredible rocky mountain views. The basement is fully developed with a large rec room, bar area, 4th bedroom/den and a large flex room (could be used as a 5th bedroom) and full bathroom. New furnace and air conditioning in 2022 plus newer windows and Hardie siding. At the back of the house is a wonderful deck and patio with Trex decking, perfect for enjoying the beautiful yard with mature trees. Poured concrete walkway all the way around. There is a 40' x 60' quonset with asphalt flooring which provides ample garage space for your vehicles, great storage and room for all of your projects. In the field there is an old barn which needs some work but could be restored for your livestock. New well in 2010 with 7gpm. Enjoy the convenience of this cherished country home and its prime location on the outskirts of Cochrane.**

Inclusions:
Property Listed By: **300 gallon gas tank in yard
CIR Realty**

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













