



THE
A-TEAM

**RE/MAX
FIRST**

20093 TOWNSHIP ROAD 262 , Rural Rocky View County T3P 1A3

MLS®#: **A2141091** Area: **NONE** Listing Date: **06/21/24** List Price: **\$1,899,900**
 Status: **Active** County: **Rocky View County** Change: **-\$100k, 22-Jul** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **1990** Abv Sqft: **4,292**
 Lot Information Low Sqft:
 Lot Sz Ar: **174,240 sqft** Ttl Sqft: **4,292**
 Lot Shape:

DOM

99
Layout
 Beds: **7 (5 2)**
 Baths: **6.0 (5 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Few Trees, Garden, Landscaped, Level, Rectangular Lot, Views**
 Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field, Septic System**
 Ext Feat: **Balcony, Fire Pit, Private Yard**

Construction: **Stone, Stucco**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **French Door, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`7"	2pc Ensuite bath	Main	6`2" x 4`2"
Den	Main	12`9" x 9`5"	Dining Room	Main	10`4" x 16`9"
Family Room	Main	18`11" x 14`8"	Foyer	Main	10`6" x 9`11"
Kitchen	Main	11`11" x 17`5"	Living Room	Main	28`10" x 23`4"
Mud Room	Main	5`9" x 7`11"	Spice Kitchen	Main	8`3" x 9`1"
3pc Bathroom	Upper	10`2" x 5`0"	4pc Ensuite bath	Upper	13`0" x 9`0"

5pc Bathroom	Upper	12`5" x 5`2"
Bedroom - Primary	Upper	18`0" x 17`8"
Bedroom	Upper	13`7" x 10`1"
Bedroom	Upper	10`2" x 11`1"
Laundry	Upper	9`2" x 5`11"
4pc Bathroom	Basement	9`8" x 7`5"
Office	Basement	9`5" x 8`11"
Bedroom	Basement	10`6" x 9`5"
Living Room	Basement	18`5" x 16`2"

5pc Ensuite bath	Suite	11`2" x 5`0"
Bedroom	Upper	12`5" x 13`6"
Bedroom	Upper	11`7" x 12`11"
Den	Upper	9`5" x 5`8"
Walk-In Closet	Suite	11`5" x 6`3"
Kitchen	Basement	10`11" x 7`5"
Bedroom	Basement	12`10" x 12`2"
Dining Room	Basement	10`2" x 17`4"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-RUR
Legal Desc:	9010922

Remarks

Pub Rmks: **A fortress surrounded by lush greenery and trees, this truly is a gem. This beautiful home, situated on 4 acres, offers over 5,500 sq ft of living space and is conveniently located near Calgary. A major extension and renovation were completed in 2021 with all necessary permits. Renovations include a new septic system, Lux windows and doors, updated electrical, plumbing, heating system, drywall, insulation, lighting, ceiling, concrete sidewalk around the house, concrete patios, Culligan water softener and filtration system, three new furnaces, a new water tank, and new appliances still under warranty. The home also features a commercial-grade gas range and electric oven, two outdoor gas outlets for BBQs, and many other upgrades. Too many to list You must see it to believe it. The magnificent, eye-catching front entrance is a delightful view. The main level features a large den off the front door, a sunken living room, two large dining rooms, a huge kitchen with a big spice kitchen, a large island with a built-in bench eating area, a cozy family room, two powder rooms, and a back door/garage entrance with built-in coat and shoe rack storage. The alluring curved staircase leads to the upper level, which has five bedrooms and four bathrooms. There are two master bedrooms: one with double doors and a large sitting area, a 5-piece bath with a jetted tub, and a walk-in closet; the other with a 4-piece bath and a walk-in closet. Additionally, there are three more bedrooms upstairs, two with attached baths, and another separate bath. The upstairs also features two lofts: one large loft with a fireplace and balcony seating facing the front yard, and another smaller loft with room for a desk/workstation. The convenient upstairs laundry room has ample storage, and there is a small den/prayer room or child's playroom. The fully developed basement/illegal suite has a separate entrance and includes two bedrooms, a living room, kitchen with induction stove, dining area, and a full bathroom. This beautiful home is thoughtfully placed on the land to maximize sunshine all day long. Large windows throughout the house brighten the space naturally. Driveways, and 4-car heated garage add to the convenience. It is close to Calgary and Airdrie, with shopping available at Crossiron Mills. Enjoy great country and city views. Make your dream a reality and book a tour today!**

Inclusions:	None
Property Listed By:	RE/MAX House of Real Estate

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