

275052 RANGE ROAD 23, Rural Rocky View County T4B 4N8

NONE 06/18/24 MLS®#: A2141846 Area: Listing List Price: **\$1,299,000**

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town: **Rural Rocky View**

> County Abv Saft: 1987 Low Sqft:

Lot Sz Ar: 875.991 saft

Access: Lot Feat:

Year Built:

Lot Shape:

Lot Information

Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Landscaped, Pasture, Rectangular Lot, Treed Park Feat: Double Garage Attached, Double Garage Detached, Heated Garage, Oversized, RV Access/Parking

2,653

2,653

Finished Floor Area

Ttl Sqft:

DOM

<u>Layout</u>

4 (3 1)

0

4

4.5 (4 1)

Acreage with

Residence, Bungalow

Beds:

Baths:

Style:

Parking Ttl Park:

Garage Sz:

12

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Cement Fiber Board, Wood Frame**

Sewer: Septic System Flooring:

Ext Feat: Dog Run, Storage Carpet, Laminate, Linoleum, Tile

Water Source: Well Fnd/Bsmt: Wood

Kitchen Appl: Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Stove, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings

Int Feat: Built-in Features, Central Vacuum, No Smoking Home, See Remarks, Separate Entrance, Storage

Utilities: Electricity Available, Natural Gas Available, Phone Available

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`11" x 10`6"	Living Room	Main	20`4" x 12`9"
Dining Room	Main	15`1" x 10`11"	4pc Bathroom	Main	8`5" x 8`3"
Bedroom - Primary	Main	18`4" x 11`5"	4pc Bathroom	Main	12`0" x 5`11"
Bedroom	Main	13`11" x 10`3"	3pc Ensuite bath	Main	8`4" x 5`2"
Bedroom	Main	12`11" x 10`11"	Family Room	Main	29`4" x 14`1"
Kitchen	Main	18`3" x 11`0"	Mud Room	Main	23`1" x 14`4"

1pc Bathroom Main 7`7" x 3`8" **Living Room Basement** 19`4" x 16`10" 15`3" x 11`6" 29`3" x 18`0" Den Basement Storage Basement 4pc Bathroom **Basement** 7`11" x 5`4" Pantry Basement 7`11" x 5`9" **Basement** 15`5" x 11`7" 29`3" x 13`11" Laundry **Family Room Basement** Storage Basement 18'0" x 29'3" **Bedroom Basement** 11`4" x 8`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple A-SML

Basement

Legal Desc: **9010727**

Remarks

Pub Rmks:

Other

You will need to VIEW this property to fully appreciate the potential and flexibility in design and living opportunities. The long-time owners have customized this property to meet the needs of contemporary or extended families to live very comfortably with a spacious open floor plan, that can be easily adapted for those seeking the opportunity of income from short or long term stays. This very well maintained walkout bungalow features bright living spaces with beautiful country views, 4 spacious bedrooms, four living areas, 4.5 baths, a kitchen and summer kitchen, two laundries and separate mechanical systems including two AC units and a back-up generator for ultimate peace of mind. The oversize heated attached garage features a floor drain with sump, and leads into a spacious mud room that's ideal for country living. Outside you will likewise find the optimal layout for an Alberta foothills mini ranch, with a multitude of fenced pastures, shelters and paddocks with heated all-weather waterer, hay storage and tack rooms, and spacious well maintained heated shop and outbuildings for equipment and storage. A greenhouse will entice the gardener, and a large fenced dog run will keep the pets happy and secure. The mature landscaping provides the ultimate in privacy and natural tranquility and the Alberta Big Sky views are to die for! Located a short distance off pavement and only minutes to the City, this may be the opportunity you've been waiting for. Country quiet and city close, come and see for yourself!

Inclusions: 2nd dishwasher, 2nd refrigerator in kitchen, 2nd A/C Unit, Back up generator, 2nd washer & dryer

15`6" x 11`2"

Property Listed By: Legacy Real Estate Services

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

















