



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS® #: **A2141846** Area: **NONE** Listing Date: **06/18/24** List Price: **\$1,299,000**
 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: **1987**
Lot Information
 Lot Sz Ar: **875,991 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,653**
 Low Sqft:
 Ttl Sqft: **2,653**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **4**

Access:
 Lot Feat: **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**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic System**
 Ext Feat: **Dog Run,Storage**

Construction: **Cement Fiber Board,Wood Frame**
 Flooring: **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

Room	Level	Dimensions	Room	Level	Dimensions
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"











