



THE
A-TEAM

**RE/MAX
FIRST**

270168 RANGE ROAD 283 , Rural Rocky View County T4A2S9

MLS@#: **A2141939** Area: **NONE** Listing Date: **06/18/24** List Price: **\$3,425,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
 Sub Type: **Agriculture**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **6,752,235 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM

155
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat:
 Utilities:

Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`1" x 15`1"	Kitchen	Main	16`1" x 14`10"
Eat in Kitchen	Main	13`7" x 8`8"	Den	Main	13`7" x 11`7"
Bedroom - Primary	Main	13`0" x 15`2"	2pc Bathroom	Main	
4pc Ensuite bath	Main		4pc Bathroom	Basement	
Bedroom	Basement	18`6" x 14`6"	Bedroom	Basement	14`8" x 14`9"
Family Room	Basement	17`8" x 26`9"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **AG**
 Legal Desc:

Remarks

Pub Rmks: **This property offers more than just PRIME LOCATION and BREATH-TAKING VIEWS; it's a testament to meticulous planning and quality construction. Picture a gated**

entrance with a solidly built, tree-lined driveway guiding you to your personal and private homestead comprised of a 10-ACRE BUILDING SITE, 5 acres of PASTURE and 140 acres of CULTIVATED LAND. Arriving at the building site, you'll find not just one, but TWO 'MOVE IN READY' HOMES complete with their own yards. The main home is an impeccably maintained, 3 bedroom, 1549 sq ft bungalow with a fully developed, walk out basement and a detached, oversized, double-car garage. The second home is a renovated, 1930's, 1160 sq ft, two-storey farmhouse featuring a covered veranda, two bedrooms upstairs, 1 and a half bathrooms and a good-sized double car garage. Additional highlights include the HIGH-END SHOP with a graveled equipment yard, another SHED/BARN, ample GARDEN SPACE plus GREENHOUSE, CORRAL with animal shelter and waterer, and PASTURE conveniently nearby. But that's not all — imagine indulging in your own GOLF DRIVING RANGE, playing HORSESHOEs at the PIT, or relaxing at the cozy CABIN nestled beside TWO SPRING-FED PONDS with a crackling fire burning in the firepit. One pond is stocked with TROUT, perfect for those who love to fish, while the other is designed for pure recreational enjoyment. It features a SMALL BEACH for the kids, a DOCK for the pedal boat, and even a ZIP LINE for added fun. Need more room for guests? There's an RV PLUGIN nearby for additional guests or family. Beyond this private area lies approximately 140 acres of cultivated land, currently used for hay fields and managed by the present owner. For prospective owners, there's the option to continue to FARM or LEASE THE LAND to neighboring farmers. This property is ideal for horse enthusiasts, entrepreneurs in need of space for equipment or commercial activities, city executives seeking a rural haven that combines privacy with unparalleled amenities or simply enjoying the country lifestyle. So many possibilities! Nestled in the heart of Yankee Valley, Alberta, this property boasts easy access to all the conveniences and amenities of city life. It's PRIME COUNTRY LOCATION is just a 5 minute drive to the City of Airdrie and a mere 20 minute drive to the City of Calgary airport. See the attached Feature Sheet for more in-depth details. More photos are available on request. Does this property match your search? If so, call today to schedule your private tour.

Inclusions:

N/A

Property Listed By:

RE/MAX ACA Realty

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