



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255030 84 Street, Rural Rocky View County T1Z 0A7**

MLS® #: **A2142888**

Area: **NONE**

Listing Date: **06/28/24**

List Price: **\$2,499,990**

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: **1995**

Finished Floor Area  
Abv Sqft: **1,659**  
Low Sqft:  
Ttl Sqft: **1,659**

DOM

**146**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **Acreage with Residence, Bungalow**

Lot Information  
Lot Sz Ar: **300,128 sqft**  
Lot Shape:

Parking  
Ttl Park: **0**  
Garage Sz: **2**

Access:  
Lot Feat: **Dog Run Fenced In, Garden, No Neighbours Behind, Landscaped, Underground Sprinklers, Yard Lights, Pasture, Rectangular Lot, Treed**  
Park Feat: **Additional Parking, Double Garage Attached, Drive Through, Gravel Driveway, Heated Garage, Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air, Natural Gas**  
Sewer: **Septic System**  
Ext Feat: **Fire Pit, Garden, Kennel, Lighting, Storage**

Construction: **Wood Frame**  
Flooring: **Carpet, Ceramic Tile**  
Water Source: **Cistern**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Dryer, Gas Stove, Refrigerator, Washer, Water Softener**  
Int Feat: **Jetted Tub, Kitchen Island, No Smoking Home, Sauna, Separate Entrance, Wet Bar**  
Utilities: **Electricity Paid For, Natural Gas Connected, Phone Connected, Underground Utilities**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7' 7" x 8' 6"	3pc Ensuite bath	Main	5' 8" x 7' 9"
4pc Bathroom	Main	5' 0" x 7' 9"	4pc Bathroom	Basement	13' 11" x 15' 4"
Bedroom	Main	10' 0" x 9' 1"	Bedroom	Main	10' 0" x 11' 5"
Dining Room	Main	14' 6" x 9' 5"	Family Room	Main	16' 7" x 14' 11"

<b>Foyer</b>	<b>Main</b>	<b>10`4" x 6`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 13`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>7`8" x 6`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`7" x 12`5"</b>	<b>Other</b>	<b>Basement</b>	<b>7`8" x 10`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 18`0"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>11`7" x 10`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`10" x 22`5"</b>	<b>Storage</b>	<b>Basement</b>	<b>7`3" x 10`3"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`8" x 8`5"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`4" x 10`4"</b>
<b>Balcony</b>	<b>Basement</b>	<b>7`3" x 10`3"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **A-GEN**  
 Legal Desc: **9410753**

Remarks

Pub Rmks: **\*\*Perfect for a HOME BUSINESS\*\* \*\*40X60 HEATED WORKSHOP\*\* \*\*22' X 60' STORAGE BAYS(3 heated,1 not)\*\* \*\*DOUBLE ATTACHED GARAGE\*\*\*. A prime spot siding Directly on to Calgary City Limits and about 1.25 miles north of Country Hills Blvd on 84th Street NE. This property is an exceptional find, offering over 3000 sq ft of total living space with 4 bedrooms and 3.5 bathrooms. All nestled on an expansive 6.89 acre lot with breathtaking city and mountain views. IT'S THE ONE WITH THE WHITE FENCING!! This well maintained property offers a PRE-SALE Property Inspection showing many upgrades Including: NEW Roof 2024, NEW Siding 2024, NEW Gutters and down spouts 2024, NEW Garage doors on House 2024, NEW Quonset siding and roof 2024, NEW 16'x14' Overhead Door on Quonset 2024, NEW Septic Tank Pump 2024, Septic tank cleaned 2024, NEW Water softener 2024, Newer Indirect water Heater 2020, Replaced Poly B lines 2020, Newer Water Pump 2017, Newer Furnace and installed A/C 2010 property includes a massive, insulated 40x60 Quonset with ample workspace and mezzanine storage, under-slab heating, and even a Heated Dog Kennel!! PLUS there is a 22' x 60' mostly heated addition of 4 attached Bays with high-grade commercial doors making this a perfect place for your Home-based Business! The house has a fully finished WALK-OUT basement with In-Floor heating and it includes a pool table, a custom wet bar, and a luxurious SPA area featuring a cedar SAUNA, a shower and a TWO-PERSON jetted tub. Outdoor enthusiasts will appreciate the spacious, sunny, south-facing patio which is ideal for entertaining while the friends & family make warm memories around the wood-burning FIREPIT! The outdoor space is expansive and includes three organic garden plots, a dugout, huge water storage tanks, underground sprinklers, a wood-burning fire pit, a sizeable pasture area, , and comprehensive fencing making it ideal for those with a green thumb or simply a love for animals or the outdoors. Don't miss out on the chance to own this well-rounded, feature-rich property that blends practicality with work & leisure, making it a truly unique find in the Calgary/Balzac area. Ready to make this acreage your own? Dive into this opportunity where convenience meets country charm! Monitored Alarm System.**

Inclusions: **Pool Table with Accessories, 5 Bar Stools**  
 Property Listed By: **Colpitts Realty Ltd.**

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



**255030 84 St NE, Balzac, AB**

Main Floor Exterior Area 1859.03 sq ft  
Excluded Area 593.71 sq ft



PREPARED: 2024/05/22

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**255030 84 St NE, Balzac, AB**

Basement (Below Grade) Exterior Area 1437.44 sq ft  
Excluded Area 74.46 sq ft

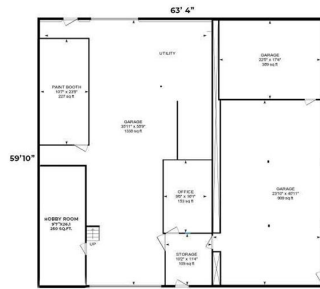


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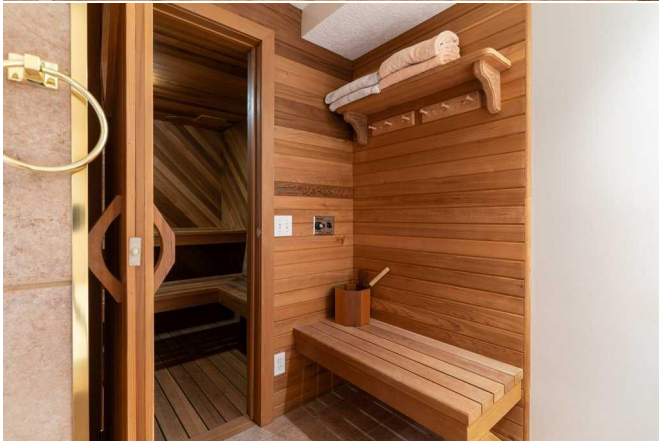
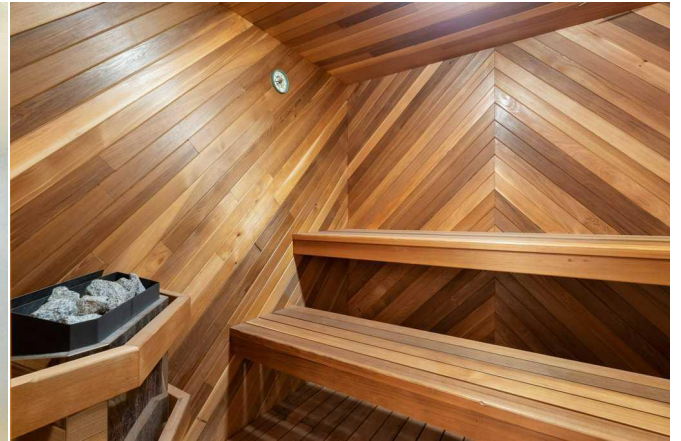
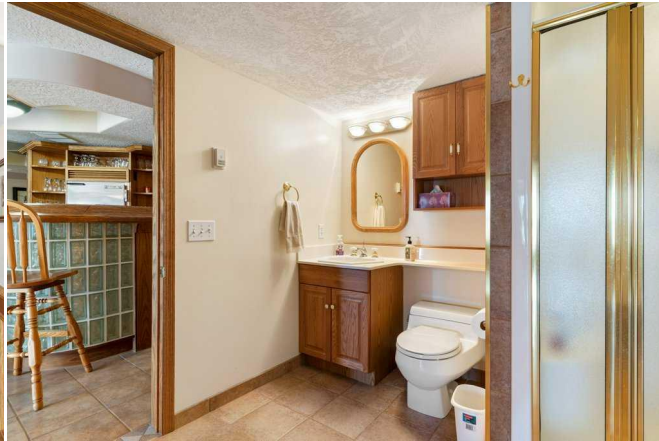
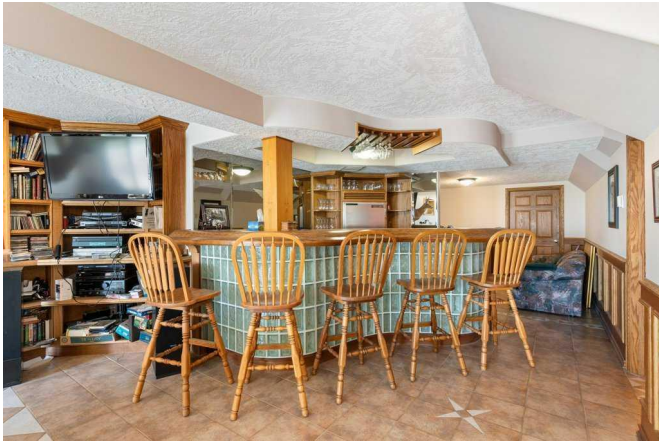
Shop Exterior Area 3,789.4 SF

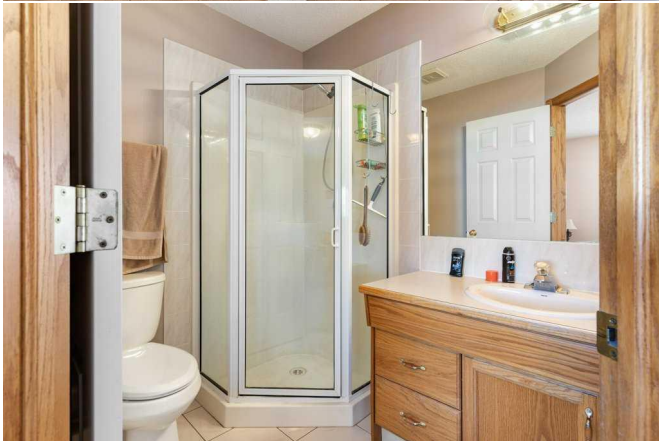


0 5 10 ft













25500 84 St NE

**House amenities info**

New siding and roof 2012  
 New Furnace and installed A/C 2010  
 New stainless steel Heater 2020  
 Replaced Poly B tank 2020  
 New Water softener 2024  
 New Water Pump 2017

**Low volume Pressure treated timber**

Central Vac system  
 Monitor of Alarm System  
 Front Security Camera (Video replacement Recording Device)  
 Full size cedar sauna  
 High Endroom in Basement  
 Overhead parked up  
 Maintenance free deck with aluminum railing off kitchen  
 4 Star basement with under floor heat, Deluxe wet bar with commercial bar fridge,  
 Bar stools included (5)  
 5 x 9 Pool table included  
 Internal storage area  
 Child room storage  
 LED lights throughout

**Quonset Amenities details**

400 sq ft with connection fully insulated and 240V 200amp wired with 1-10016 and 1-12x10  
 commercial grade overhead door with opener  
 Under slab heated floor with additional overhead heater/furnace  
 Bellie replaced in 2017

22x60 addition to Quonset with 4 commercial grade overhead doors, (2-with openers) 1-10 x 8,  
 1-12x6, 1-12 x 10, 1-8x11 8 ft in.  
 Overhead heater in 2-7x6 of Quonset addition. Unheated area behind 11 ft high door

Note: Both Quonset overhead furnaces are same make and model as house furnace

