



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

9
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"

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

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9410753**

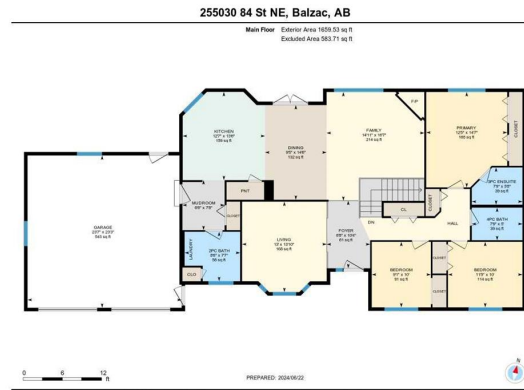
Zoning: **A-GEN**

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(see the detailed info list in the photos)such as new roofing and siding (2012), a state-of-the-art furnace and A/C system (2010), and a host of other updates ensuring a move-in ready experience. The 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!**

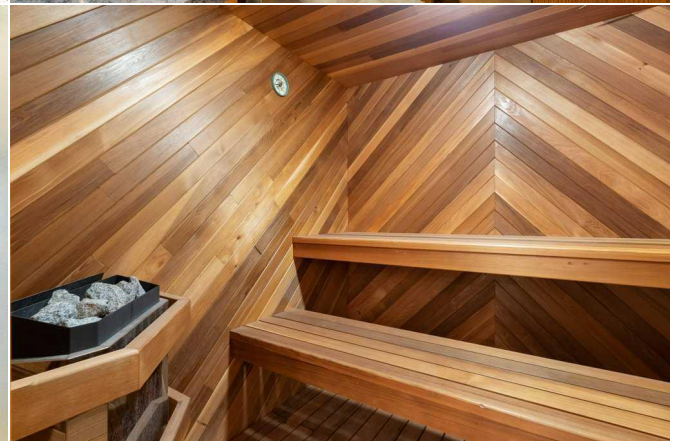
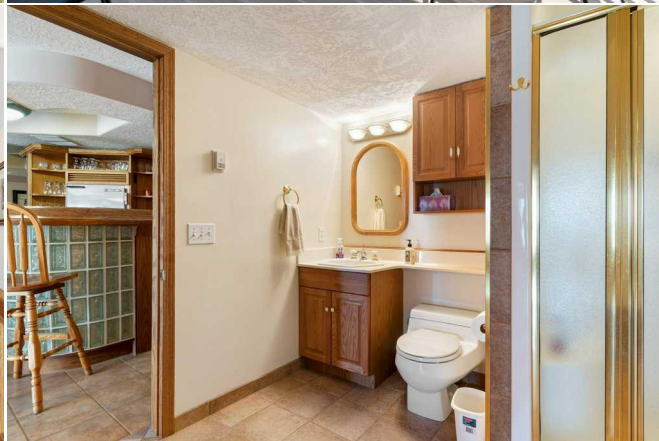
Inclusions: **Monitored Alarm System**
 Property Listed By: **Pool Table with Accessories, 5 Bar Stools**
Colpitts Realty Ltd.

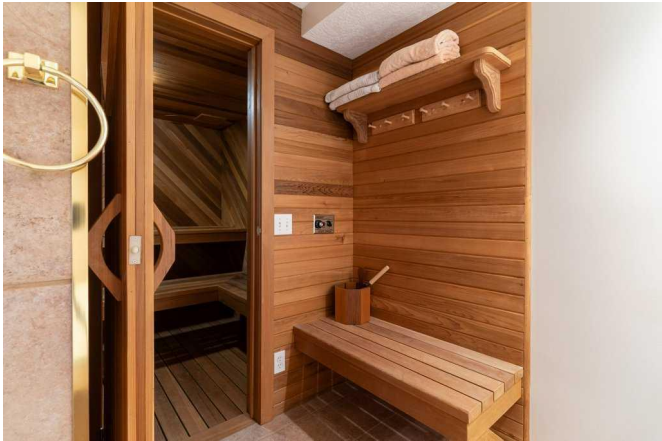
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



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

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25000 84 St NE

House amenities info

New siding and Roof 2012
 New Furnace and installed A/C 2016
 New Address water Heater 2020
 Replaced Poly B lines 2020
 New Water softener 2024
 New Water Pump 2017

Low volume Pressure assisted toilet
 Central Vac system
 Monitored Alarm System
 Front Security Camera (Video replacement Recording Device)
 Full size cooler room
 High Endurance in Basement
 Overhead paint job
 Maintenance free deck with aluminum railing off-kitchen
 3-Step Insulation with under floor heat, Deluxe wet bar with commercial bar fridge, Bar stools included (3)
 3 x 8' Pool table included
 Mirrored exercise area
 Full room storage
 LED lights throughout

Quonset Amenities/details

40x60 arch construction fully insulated and 240V 200Amp wired with 1 - 10A/15 and 1 12A 10 commercial grade overhead door with opener
 Under slab heated floor with additional overhead heater/finrance
 Buffer replaced in 2017

23x60 addition to Quonset with 4 - commercial grade overhead doors, (2 with openers) 1-10 A, 1-12A, 1- 12 A 10, 1-10A 18 ft ft.
 Overhead heater in 23x60 of Quonset addition. Unheated area behind 11 ft high door

Note: Both Quonset overhead heaters are some make and model as home furnace



