



THE A-TEAM

RE/MAX FIRST

270168 RANGE ROAD 283 , Rural Rocky View County T4A2S9

MLS@#: A2143074 Area: NONE Listing 06/18/24 List Price: \$3,425,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: Rural Rocky View County
Year Built: 1991
Lot Information: Lot Sz Ar: 6,752,235 sqft
Lot Shape:

DOM

156
Layout
Beds: 3 (1 2 )
Baths: 2.5 (2 1)
Style: Acreage with Residence,Bungalow

Parking

Ttl Park: 0
Garage Sz: 8

Access:
Lot Feat: Farm, Landscaped, Many Trees, Secluded, See Remarks
Park Feat: Double Garage Detached
Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer: Septic Field
Ext Feat: None

Construction: Stucco
Flooring: Carpet, Vinyl Plank
Water Source: See Remarks, Well
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Int Feat: See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Den, 2pc Bathroom, 4pc Bathroom, and Bedroom.

Legal/Tax/Financial

Title: Fee Simple
Zoning: AG

Legal Desc:

Remarks

Pub Rmks: **Public Remarks: 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: **Shop air compressor, standby power generator**

Property Listed By: **RE/MAX ACA Realty**

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