



THE
A-TEAM

**RE/MAX
FIRST**

274201 RANGE ROAD 22 , Rural Rocky View County T4B 4N9

MLS® #: **A2144351** Area: **NONE** Listing Date: **06/27/24** List Price: **\$1,399,900**
 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: **Rocky View County**
 Year Built: **1975**
 Lot Information
 Lot Sz Ar: **875,991 sqft**
 Lot Shape:

DOM

5
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard, Front Yard, Landscaped, Many Trees**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler, Combination**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Private Entrance, Private Yard**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source: **Well**
 Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Dishwasher, Gas Stove, Refrigerator, Washer/Dryer**
 Int Feat: **Bar, Bookcases, Ceiling Fan(s), High Ceilings, Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 13`3"
Dining Room	Main	15`1" x 13`4"
Laundry	Main	13`11" x 11`3"
Media Room	Basement	25`0" x 12`7"
Bedroom - Primary	Upper	17`1" x 15`9"
Bedroom	Upper	13`3" x 10`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	19`4" x 13`3"
Great Room	Main	22`3" x 19`3"
Game Room	Basement	24`7" x 24`7"
Walk-In Closet	Upper	7`6" x 5`9"
Bedroom	Upper	13`3" x 10`0"
Bedroom	Upper	17`6" x 12`11"
4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
A-SML

0214031

Remarks

Pub Rmks: **OPEN HOUSE 12-2pm SATURDAY JUNE 29! STUNNING OPPORTUNITY just NW of Airdrie! This beautiful property offers 20 acres of rolling land to the west with groves of trees and mountain views. The property is a PARK LIKE SETTING that is meticulously landscaped with shrubs and perennials. Upon entering this high-end CUSTOM home you are greeted by a spacious foyer, gleaming hardwood, soaring vaulted ceilings with custom beams, and an open floor plan. The huge formal living room offers large windows and a stunning stone covered wood fireplace with mantle as focal point. The MASSIVE kitchen is a chef's dream featuring GRANITE COUNTERS and ISLAND, HIGH END STAINLESS STEEL (gas range) appliances and loads of cabinets and drawers and a great sized dining area with doors leading to the WRAP AROUND DECK! Off the kitchen there is another family room, main floor office/laundry and a MUDROOM with lockers that leads to the OVER-SIZED TRIPLE CAR GARAGE with IN-FLOOR heat, making it the ideal man cave. The upper level of the home offers 4 BEDROOMS, one of which is the PRIMARY RETREAT with a LUXURIOUS 5 pce ensuite with a walk-in closet. The WALK-OUT basement is an entertainers dream featuring a MEDIA ROOM and HUGE RECREATION space that with a WET BAR and a SPA LIKE bathroom that with a STEAM SHOWER. The walk-out leads to the WEST-FACING backyard with gorgeous views. Turf and stamped concrete make for low maintenance landscaping, and the yard is fully fenced offering a wind break and a fire pit area. This is truly a one-of-a-kind property, call today to book your private viewing!**

Inclusions:
Property Listed By: **Laundry room fridge, bar fridge, audio visual equipment, lawn tractor, quad
RE/MAX Rocky View Real Estate**

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











