



THE
A-TEAM

**RE/MAX
FIRST**

233205 GLENMORE VIEW Road, Rural Rocky View County T1X 0H3

MLS® #: **A2144533**

Area: **Glenmore Views**

Listing Date: **06/23/24**

List Price: **\$2,500,000**

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**

Finished Floor Area

Abv Sqft: **1,417**

Low Sqft:

Ttl Sqft: **1,417**

Year Built:

1975

Lot Information

Lot Sz Ar:

829,818 sqft

Lot Shape:

DOM

9

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Cleared,Few Trees,Garden,Landscaped
Double Garage Detached**

Utilities and Features

Roof: **Asphalt**

Heating: **Fireplace(s),Forced Air**

Sewer: **Holding Tank,Mound Septic**

Ext Feat: **Garden,Private Entrance,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Cistern

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat:

Laminate Counters,Open Floorplan,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`10" x 13`6"
Dining Room	Main	13`5" x 10`2"
Workshop	Main	30`0" x 29`0"
Bedroom	Main	10`6" x 10`1"
1pc Ensuite bath	Main	5`6" x 5`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`0" x 10`2"
Foyer	Main	6`8" x 3`8"
Bedroom - Primary	Main	16`3" x 13`0"
Bedroom	Main	10`6" x 9`0"
4pc Ensuite bath	Main	9`5" x 7`3"

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

B-LWK

Legal Desc:

Remarks

Pub Rmks:

B-LWK (Business-Live/Work) Land Use allows for Commercial/Industrial use on 50% of the land with the balance used for residential and storm water. Located 5 minutes east of Calgary city limits, this parcel is situated south of Glenmore Trail. The property comes with a bungalow, an oversized garage and a heated large shop equipped with exhaust fan. Any and all items on and around the buildings are available and negotiable. Proposed future development application includes Commercial/ Industrial building of 6,500 SqFt. within the 9.5 acres on the west. With 4,000 gallon cistern tank for water and septic tank to service the property. See Remarks

Inclusions:

Property Listed By:

RE/MAX Complete Realty

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













