



THE
A-TEAM

**RE/MAX
FIRST**

271166 RANGE ROAD 285 , Rural Rocky View County T4A 0H4

MLS® #: **A2145909**

Area: **NONE**

Listing Date: **07/02/24**

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: **County**
Year Built: **2000**
Lot Information
Lot Sz Ar: **1,048,489 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,640**
Low Sqft:
Ttl Sqft: **1,640**

DOM

6
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **3**

Access:
Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Many Trees,See Remarks,Subdivided,Treed Driveway,Heated Garage,Insulated,See Remarks,Triple Garage Attached**
Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Combination,Natural Gas**
Sewer: **Septic System**
Ext Feat: **Courtyard,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Hardwood,Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Built-in Features,Chandelier,Crown Molding,Granite Counters,No Smoking Home,Pantry,Skylight(s),Tray Ceiling(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`11" x 15`11"
Dining Room	Main	11`6" x 10`5"
Game Room	Basement	23`10" x 21`10"
Bedroom - Primary	Main	19`10" x 16`10"
Bedroom	Basement	14`2" x 10`11"
4pc Bathroom	Basement	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	15`3" x 12`11"
Family Room	Main	13`1" x 12`11"
Walk-In Closet	Main	10`8" x 7`1"
Bedroom	Main	11`5" x 10`7"
Bedroom	Basement	14`2" x 11`4"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2410931

Zoning:
A-SML

Remarks

Pub Rmks:

OPPORTUNITY KNOCKS! Only a half mile from the city limit, you will not find a better location than this one! This unique property offers 24+/- beautifully treed and landscaped acres and must be seen to be appreciated! Upon entering this 1,640+/- sq ft bungalow, you are greeted by artistry throughout, a spacious foyer, ample windows and tons of upgrades including: crown mouldings, sky lights, pillars, coffered ceilings, tile, and gleaming hardwood! The kitchen is a chef's dream offering tons of cabinets space, stainless steel appliances, granite counters and island, and a large pantry. The formal dining room is open to the kitchen and to the living room, with a mantled natural gas fireplace as a focal point. Off at the living room is an office/family room with patio doors leading to the beautifully landscaped courtyard that offers a serene space to enjoy those summer evenings. There are two bedrooms on the main level, one of which is the HUGE primary retreat that is highlighted by a walk-in closet with built-in organizers, hot tub (properly vented) in a separate alcove and a 3 pce ensuite. The lower level is fully finished offering a huge recreation space featuring a wet bar, two additional bedrooms, and another 4 pce washroom. The basement and garage both have in-floor heat! The outside of the property is absolutely stunning with groves of many types of trees, shrubs, and perennials! There is a large space for a garden with access to an inground holding tank for watering. The very well constructed studio has a newer furnace and rough-in for in-floor heat and a bathroom. The garden shed and greenhouse both have power and every building on the property has access to water. The shop is 38x48 and has partial concrete and two 220v plugs. There is a dugout at the corner of the property as well! Come view this paradise, call today to book a showing!

Inclusions:
Property Listed By:

**Fridge in basement, 2 green couches in basement
RE/MAX Rocky View Real Estate**

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











