



THE
A-TEAM

**RE/MAX
FIRST**

240122 RANGE ROAD 34 , Rural Rocky View County T3Z 1M8

MLS® #: **A2146026**

Area: **Springbank**

Listing Date: **07/04/24**

List Price: **\$1,295,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$100k, 03-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**

Finished Floor Area

Abv Sqft: **3,778**
Low Sqft:
Ttl Sqft: **3,778**

DOM

74

Layout

Beds: **4 (3 1)**
Baths: **5.5 (5 1)**
Style: **2 Storey, Acreage with Residence**

Year Built: **1965**

Lot Information

Lot Sz Ar: **629,006 sqft**
Lot Shape:

Parking

Ttl Park: **7**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Private**
Park Feat: **Double Garage Detached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Balcony, Private Entrance, Private Yard, Storage**

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, Storage, Walk-In Closet(s), Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`2" x 11`8"
Family Room	Main	27`4" x 20`9"
Foyer	Main	13`3" x 8`11"
Bedroom	Main	13`2" x 17`5"
Den	Main	10`11" x 10`9"
Office	Main	10`3" x 9`1"
Storage	Main	9`1" x 4`8"
3pc Bathroom	Upper	7`9" x 9`1"
Bedroom	Upper	15`4" x 17`9"

Room	Level	Dimensions
Dining Room	Main	10`11" x 10`9"
Mud Room	Main	7`6" x 7`3"
4pc Bathroom	Main	10`4" x 5`0"
4pc Ensuite bath	Main	12`2" x 6`0"
Bonus Room	Main	18`9" x 13`10"
Other	Main	8`6" x 5`4"
Bedroom - Primary	Upper	17`8" x 20`4"
Living Room	Upper	13`10" x 15`3"
4pc Bathroom	Upper	5`0" x 7`9"

Game Room	Lower	26`4" x 28`9"
4pc Bathroom	Lower	5`11" x 4`8"
Office	Lower	12`10" x 16`6"
Storage	Lower	13`2" x 13`4"
Furnace/Utility Room	Lower	9`2" x 8`7"
Kitchen	Main	11`3" x 11`3"
Office	Main	9`8" x 11`4"
Furnace/Utility Room	Main	3`4" x 6`7"
Workshop	Main	39`1" x 59`1"

Bedroom	Lower	10`0" x 13`11"
Other	Lower	12`0" x 6`8"
Storage	Lower	13`2" x 13`2"
Furnace/Utility Room	Lower	10`9" x 8`9"
Walk-In Closet	Upper	7`9" x 5`8"
2pc Bathroom	Main	7`1" x 3`2"
Storage	Main	14`1" x 6`2"
Workshop	Main	22`0" x 20`9"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-RUR p4.0**
 Legal Desc:

Remarks

Pub Rmks: **Amazing opportunity to BUY 14.44 acres in SOUTH SPRINGBANK with STUNNING MOUNTAIN views with home with over 5,400 sqft of total developed sqft, HEATED 60 x 40 SHOP/QUONSET with kitchen/office + approx. 770 sqft grandfathered ACCESSORY GARDEN SUITE with 2 Bedrooms, full bath + kitchen. Original 60's Bungalow that was added onto in the 80/90's. Shop built in the 90's and Roof on the home was done within the last 5 years + exterior recently repainted. Home, Shop and Garden Suite are "AS IS" but inspections welcomed. Lots of uses & potential with this property with R-RUR p4.0 Land Use + potential for future subdivision with County Approval. Great holding or income property for investors/developers, small business owners with huge shop + multi-generational families! Great access to Calgary's West Side, Ring Road & just minutes to Bragg Creek, Elbow River + Mountains!**

Inclusions: n/a
 Property Listed By: **RE/MAX House of Real Estate**

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













