



THE
A-TEAM

**RE/MAX
FIRST**

282167 RANGE ROAD 53 , Rural Rocky View County T4C 2W1

MLS® #: **A2148196** Area: **NONE** Listing Date: **07/09/24** List Price: **\$1,249,000**
 Status: **Active** County: **Rocky View County** Change: **-\$50k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **874,249 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,477**
 Low Sqft:
 Ttl Sqft: **1,477**

DOM

69
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Dog Run Fenced In, No Neighbours Behind, Level, Private, Secluded**
 Park Feat: **RV Access/Parking**

Utilities and Features

Roof: **Metal**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Open Discharge, Septic Tank**
 Ext Feat: **Balcony, Private Entrance, Private Yard, RV Hookup, Storage**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bookcases, Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	15`6" x 8`8"
Living Room	Main	21`4" x 10`2"
2pc Bathroom	Main	
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Basement	9`10" x 13`1"
4pc Bathroom	Basement	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`6" x 8`0"
Bedroom	Main	11`7" x 17`10"
Bedroom - Primary	Second	19`5" x 8`8"
Den	Second	18`6" x 18`2"
Bedroom	Basement	9`11" x 9`0"

Title:
Fee Simple
Legal Desc:

Zoning:
A-SML

TBD

Remarks

Pub Rmks: **If your looking for a beautiful log home on a private 20 acres of Agricultural land backing Crown land to the West, this is a must see for you. The property power and water to multiple locations on the land perfect for your friends to come visit with their RV. Out buildings include Horse shelter, small animal barn, chicken coop, Large 36 x 20 Ft shop great for working on the quad, motor bikes, or wood working. Also an upper Mezzanine great for storage or great place for the kids to hang out. A couple more storage sheds one with a dog run off the back. The Log home has an incredible amount of decking with the largest deck on the south side which hosts a built in hot tub/ pergola complete with TV screen and projector making it a perfect place to hang out and watch a hockey game. Inside the home there is a large boot room area, Kitchen with granite counters/ center island/ Gas stove/ SS appliances/dining & living room, and a bedroom off the side which could be converted back to a family room. Upstairs is the Primary bedroom, TV room and full ensuite. Lower level has another two bedrooms, large washroom, 9 ft ceilings and storage. Infloor heat in the lower is a plus. This is a one of a kind acreage where you have no neighbors to the west, just Crown land. Lots of nature to enjoy and only 20 min drive back to Cochrane. Call to view a showing before its gone.**

Inclusions: **Gas heater in boot room, all sheds in yard, 4 tv mounts. Fridge, Freezer, and all benches and shelving in shop**

Property Listed By: **Royal LePage Benchmark**

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











