

## 280135 RANGE RD. 53, Rural Rocky View County T4C 2W1

NONE 07/14/24 List Price: **\$1,690,000** MLS®#: A2148695 Area: Listing

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: Recreational

**Rural Rocky View** Finished Floor Area County Abv Saft: 2,160

1999 Low Sqft: Ttl Sqft:

6,969,600 sqft

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

2.160

64

4 Ttl Park:

1(1)

2.0 (2 0)

2 Storey

Garage Sz:

Access:

Lot Feat: Many Trees, Private, See Remarks, Wooded Park Feat:

None

## Utilities and Features

Roof: Metal

**Propane, See Remarks** Heating:

Sewer: Septic System

None Ext Feat:

Construction:

Metal Siding ,See Remarks

Flooring: Wood Water Source: Well

Fnd/Bsmt: See Remarks

Kitchen Appl: Freezer, Gas Dryer, Gas Stove, Refrigerator, See Remarks, Washer

Int Feat: See Remarks

Utilities:

**Room Information** 

Room <u>Level</u> **Dimensions** Room Level **Dimensions Bedroom - Primary** 16`0" x 16`0" 3pc Bathroom 10`0" x 6`0" Second Second **Family Room** Second 20`0" x 20`0" Kitchen Second 20`0" x 12`0" Laundry Second 10'0" x 8'0" Living/Dining Room Combination Second 26'0" x 20'0" Second 3pc Ensuite bath Second 10'0" x 6'0" Other 20`0" x 16`0"

 Furnace/Utility Room
 Main
 36`0" x 12`0"
 Game Room
 Main
 32`0" x 16`0"

 Workshop
 Main
 36`0" x 20`0"
 36`0" x 20`0"

Legal/Tax/Financial

Title: Zoning:

Fee Simple Ranch & Farm
Legal Desc:

Remarks

Pub Rmks: Not often does a property like this come along! A Private Treed 160 acre recreational paradise, where the deer, elk and moose freely roam. It is adjacent to a 320

acre provincial park and only a half mile from thousands of acres of Crown Land. The property is fenced and includes a 36'x60'x16' metal pole building c/w 2160 square foot living quarters on the second level. The upper level includes a large living/dining room, kitchen, family room c/w woodstove, expansive primary bedroom c/w propane fuel woodstove & 3 piece ensuite, walk-through closet and laundry room. This level also boasts an office, currently used as a second bedroom and another 3 piece bathroom. Totally off the grid it is powered by a generator and heated with wood & propane. It has both a good water well and a septic tank & field.

Perfect for an outdoor enthusiast, recreational retreat or to build your dream home. Property is zoned Agricultural, GST may be applicable.

Inclusions: see remarks

Property Listed By: Royal Lepage Tamarack Trail Realty

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









