



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280079 TOWNSHIP ROAD 235A , Rural Rocky View County T1X 0K4**

MLS® #: **A2152027**      Area: **NONE**      Listing Date: **07/24/24**      List Price: **\$950,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$45k, 30-Aug**      Association: **Fort McMurray**



General Information

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

Year Built: **0**  
Lot Information  
 Lot Sz Ar: **98,445 sqft**  
 Lot Shape:

Access:  
 Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Private,Rectangular Lot**  
 Park Feat: **Driveway,Multiple Driveways,Quad or More Detached,Workshop in Garage**

Finished Floor Area

Abv Sqft: **1,285**  
 Low Sqft:  
 Ttl Sqft: **1,285**

DOM

**54**  
Layout  
 Beds: **3 ( 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split,Acreage with Residence**

Parking

Ttl Park: **0**  
 Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Septic Tank**  
 Ext Feat: **Garden,Permeable Paving,Private Yard**

Construction: **Brick,Concrete,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source: **Other,Private**  
 Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Natural Woodwork,See Remarks,Wood Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`10" x 10`8"	Kitchen	Main	14`1" x 12`7"
Bedroom - Primary	Upper	14`1" x 12`6"	Family Room	Lower	20`3" x 12`1"
Living Room	Main	15`1" x 14`5"	Foyer	Main	6`9" x 5`1"
Den	Basement	13`5" x 10`2"	Game Room	Basement	18`5" x 12`0"
Bedroom	Upper	11`6" x 10`3"	Bedroom	Upper	10`3" x 10`3"
3pc Ensuite bath	Upper	6`11" x 5`7"	4pc Bathroom	Upper	7`11" x 6`11"
3pc Bathroom	Lower	5`10" x 4`8"	Laundry	Lower	18`10" x 7`10"
Storage	Basement	13`11" x 11`9"	Sunroom/Solarium	Main	19`5" x 9`2"
Mud Room	Lower	12`10" x 4`10"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **N/A**  
 Legal Desc: **0012650**

Remarks

Pub Rmks: **Discover your dream property right outside of Chestermere, Alberta! this stunning estate spans over 2.26 acres, features a beautiful 4 level split detached home and a spacious shop/garage that could easily hold up to 4-5 cars. with the total of 2367sqft of living space. enjoy serene country living just 22 minutes from downtown Calgary. Providing the best of both worlds - a quiet, private property and easy access to amenities, schools, and more. Surrounded by tall, elegant fence wrap around the property that offers both security and style. At the front entrance, there's a grand automatic gate, crafted with class and modern design. with a long driveway surrounded by trees and nature coming to the house for an amazing entrance, with a round-about. Whether you seek a secluded sanctuary or a place to host friends and family, this property is the perfect canvas for your vision. With 2.26 acres at your disposal, there's ample room for gardening, play, or simply enjoying the serenity of your surroundings. The character home offers hardwood and brick. Ample space in the kitchen that leads out to the sunroom. Finished lower level with additional bedrooms and a bath. Garage is a handyman dream and ready for any project you could want to do. Amazing location, and accessories to both the City of Chestermere and the City of Calgary. Don't miss out this exceptional opportunity!!**

Inclusions: **negotiable**  
 Property Listed By: **eXp Realty**

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