



THE
A-TEAM

**RE/MAX
FIRST**

15014 TWP 272 , Rural Rocky View County T4B 4Z2

MLS® #: **A2152041**

Area: **NONE**

Listing Date: **08/16/24**

List Price: **\$699,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$50k, 27-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **998**
Low Sqft:
Ttl Sqft: **998**

DOM

97
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bungalow**

Year Built: **1950**
Lot Information
Lot Sz Ar: **87,120 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:
Lot Feat: **Back Yard,Corner Lot,Dog Run Fenced In,Front Yard,Garden,Many Trees,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Dog Run,Fire Pit,Garden,Private Yard,Rain Barrel/Cistern(s)**

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

Kitchen Appl: **Dryer,Electric Range,Portable Dishwasher,Refrigerator,Washer,Window Coverings**
Int Feat: **Laminate Counters,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`3" x 9`0"
Dining Room	Main	12`2" x 10`4"
Bedroom - Primary	Main	12`8" x 10`6"
Mud Room	Main	10`5" x 4`6"
Den	Basement	10`11" x 9`9"
4pc Bathroom	Basement	7`1" x 4`11"

Room	Level	Dimensions
Living Room	Main	15`5" x 12`1"
Bedroom	Main	11`11" x 10`6"
4pc Bathroom	Main	7`3" x 6`8"
Family Room	Basement	21`8" x 11`3"
Den	Basement	9`9" x 8`7"
Workshop	Main	16`3" x 9`4"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

A-GEN

Remarks

Pub Rmks: **GREAT OPPORTUNITY TO OWN 2 ACRES** located just west of Airdrie on pavement. This property offers an older bungalow with an attached double garage, finished basement, a fenced dog run and storage shed. Some windows replaced in 2016, shingles in 2008, furnace in 2018, septic lines in 2018 and a new wood burning stove was installed in 2022. Original kitchen and two bedrooms on the upper level, with a four piece bathroom and a good sized living room with wood stove and French doors leading outside to a large two tier wood deck and BBQ. The basement features a four piece bathroom, laundry/utility room, family room, an office and a den, and has a separate walk-up access to the workshop and out to the garage. The spacious beautifully treed lot provides plenty of room for kids to play, a greenhouse, gardens to grow, and comfortable acreage living. Ideal property for a handyman or a tradesman looking to set up a home based business (by permit), and includes acreage necessities tractor and attachments, riding mower, generator, compressor and other miscellaneous perks. Quick possession available, come and see today!

Inclusions: Husqvarna ride-on mower, TYM T233 tractor w/bucket+blade, log splitter, compressor, generator, satt. dish+receiver.
Property Listed By: Legacy Real Estate Services

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









