



THE A-TEAM

RE/MAX FIRST

15014 TWP 272 , Rural Rocky View County T4B 4Z2

MLS#: A2152041 Area: NONE Listing: 08/16/24 List Price: \$814,900
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: Rural Rocky View County
Year Built: 1950
Lot Information: Lot Sz Ar: 87,120 sqft, Lot Shape:

DOM: 33
Layout: Beds: 2 (2), Baths: 2.0 (2 0), Style: Acreage with Residence, Bungalow
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

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Dining Room, Bedroom - Primary, Mud Room, Den, and 4pc Bathroom.

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Bedroom, 4pc Bathroom, Family Room, Den, and Workshop.

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

**A-GEN**

Legal Desc:

Remarks

Pub Rmks: \*\*\*\*\* OPEN HOUSE SEPT 14th 2-4PM\*\*\*\*\* 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**









