



THE
A-TEAM

**RE/MAX
FIRST**

272126 TOWNSHIP RD 280 , Irricana T4A 1X2

MLS® #: **A2154979**

Area: **NONE**

Listing Date: **08/02/24**

List Price: **\$999,995**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Irricana**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **1,916**

Low Sqft:

Ttl Sqft: **1,916**

Lot Information

Lot Sz Ar: **320,601 sqft**

Lot Shape:

DOM

47

Layout

Beds: **4 (2 2)**

Baths: **3.5 (3 1)**

Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **3**

Access:

Lot Feat: **Farm, Landscaped, Pasture**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central, In Floor**

Sewer:

Ext Feat: **Rain Barrel/Cistern(s)**

Construction:

Manufactured Floor Joist, Silent Floor

Joists, Stucco

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge, Built-In Electric Range, Built-In Freezer, Built-In Oven, Built-In Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Microwave, Range Hood, Satellite TV Dish, Washer, Water Purifier, Window Coverings

Int Feat:

Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	16`6" x 13`6"	Entrance	Main	8`4" x 9`6"
Walk-In Closet	Main	8`0" x 5`8"	5pc Ensuite bath	Main	14`6" x 11`8"
Bedroom	Main	12`3" x 10`0"	3pc Bathroom	Main	9`5" x 5`8"

Living Room	Main	21`6" x 15`11"	Dining Room	Main	15`0" x 10`9"
Kitchen	Main	15`11" x 14`9"	Other	Main	24`8" x 16`9"
Laundry	Main	10`0" x 6`3"	Pantry	Main	5`2" x 3`11"
2pc Bathroom	Main	5`1" x 4`11"	Mud Room	Main	9`1" x 5`1"
Workshop	Main	80`1" x 40`1"	Bedroom	Basement	13`2" x 12`3"
Walk-In Closet	Basement	6`4" x 4`7"	3pc Bathroom	Basement	8`5" x 12`3"
Other	Basement	13`2" x 6`1"	Bedroom	Basement	14`3" x 10`9"
Walk-In Closet	Basement	5`9" x 7`3"	Game Room	Basement	29`1" x 23`5"
Flex Space	Basement	19`1" x 9`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-RUR**
 Legal Desc: **1112156**

Remarks

Pub Rmks: **Visit REALTOR® website for additional information. This Aggressively priced acreage is within 50 minutes of downtown Calgary and is priced well below its assessed value. The executive style bungalow is custom designed and has all the bells and whistles one would expect and shows 10/10. Air conditioning, built in appliances, high end finishes, in floor heating, screened porch, and more closets and storage than one could ask for. The property is set up for horses with an outdoor arena, two paddocks, a waterer, and 4+ acres of hay or forage, but could easily adapt to a hobby farm with a good well and ample space for any critters and your ideas. The 40 x 80 foot drive through shop has 14 x 14 foot doors at each end and offers room for all the equipment or toys one would need in any endeavour. Got an RV? It can be stored away out of the elements and still have room for another! There is also a small shed with power that could be transitioned from a tack shed into a man cave or she shed.**

Inclusions: **Shed, Horse Shelters (2), Rain Totes/Barrels, Built-in Sound System Speakers, 2 TV's and wall mounts (LR, Master BR), Shop Cabinets**
 Property Listed By: **PG Direct Realty Ltd.**

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



