



THE
A-TEAM

**RE/MAX
FIRST**

272146 TOWNSHIP ROAD 274 , Rural Rocky View County T2M 1B0

MLS® #: **A2155155** Area: **NONE** Listing Date: **08/15/24** List Price: **\$1,149,000**
 Status: **Active** County: **Rocky View County** Change: **-\$50k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **1976** Abv Sqft: **1,405**
 Lot Information Low Sqft:
 Lot Sz Ar: **871,200 sqft** Ttl Sqft: **1,405**
 Lot Shape:

DOM

34
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Farm,Fruit Trees/Shrub(s),Lawn,Garden,No Neighbours Behind,Landscaped,Many Trees,Orchard(s),Pasture,Private**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Fireplace(s),Forced Air** Flooring: **Laminate,Tile**
 Sewer: **Septic Field,Septic Tank** Water Source: **Private**
 Ext Feat: **Fire Pit,Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener**
 Int Feat: **Crown Molding,No Smoking Home,Open Floorplan,Quartz Counters,Sump Pump(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	21`4" x 10`7"	Living Room	Main	21`10" x 16`6"
Dining Room	Main	19`11" x 11`2"	Entrance	Main	10`5" x 7`8"
Bedroom - Primary	Main	15`3" x 13`3"	2pc Ensuite bath	Main	6`7" x 2`7"
Bedroom	Main	11`0" x 9`8"	3pc Bathroom	Main	9`6" x 6`3"
Laundry	Main	5`9" x 4`2"	Game Room	Lower	19`6" x 14`3"
Bedroom	Lower	14`2" x 12`8"	Bedroom	Lower	13`6" x 12`1"

**4pc Bathroom
Furnace/Utility Room**

**Lower
Lower**

**10`0" x 9`10"
10`2" x 4`9"**

**Cold Room/Cellar
Storage**
Legal/Tax/Financial

**Lower
Lower**

**9`5" x 6`10"
21`5" x 20`9"**

Title:
Fee Simple
Legal Desc:

Zoning:
A-General

Remarks

Pub Rmks: **Step into this beautifully renovated modern country bungalow, seamlessly blending contemporary living with timeless farmhouse charm. Situated on 20 pristine acres, this property offers 2,810 square feet of developed living space, complete with original character details that add warmth and history. With 4 bedrooms, 2.5 bathrooms, and numerous upgrades—including new windows, a modern kitchen, and luxury laminate plank flooring—this home is move-in ready and designed for comfort. Additional highlights include an oversized double detached garage, a 60x35 shop, and multiple outbuildings, offering endless possibilities. Located just 15 minutes from Airdrie and 20 minutes from Calgary, this home offers the tranquility of country living with city amenities close by. Upon entering, you're greeted by an open-concept living area that effortlessly connects the living room, dining space, and kitchen. The new luxury laminate plank flooring adds both style and durability, while large, brand-new windows flood the space with natural light, creating an inviting atmosphere. The kitchen is a chef's dream, featuring beautiful cabinetry, ample counter space, and high-end appliances. Whether preparing meals or entertaining, this space is both functional and stylish. The primary bedroom is spacious, offering generous storage and a convenient half bath. The main bathroom, fully updated, combines modern fixtures with original antique touches, adding unique charm to this modern country retreat. The lower level features two additional bedrooms, ideal for guests or as a private retreat. This level also includes a second fully renovated bathroom and a versatile living area that can serve as a family room, home office, or playroom. Ample storage space is provided by two large areas, ready to be tailored to your needs. Beyond the house, the 20-acre estate includes an oversized double detached garage, a 60x35 shop, and multiple outbuildings. The shop offers endless possibilities, from livestock housing to a workshop or creative studio. Additional features include three livestock shelters, two fully insulated buildings—one currently used for livestock—another storage shed, a pumphouse, and a charming "She Shed/Garden Shack," perfect for gardening enthusiasts or a quiet retreat. Whether expanding agricultural operations, setting up a hobby farm, or enjoying extra space for projects, these outbuildings offer unmatched versatility. Zoned A-Gen, the property allows for a range of agricultural or recreational uses. A well pump delivers 10 gallons per minute, ensuring a reliable water supply, complemented by a reverse osmosis water filtration system and a water softener. The septic system, updated in 2008, includes recent electrical improvements, ensuring peace of mind. This home offers a unique opportunity to embrace country living without sacrificing modern comforts. Explore the possibilities of this remarkable property, where rural beauty meets modern convenience.**

Inclusions: **Farm Equipment Negotiable**
Property Listed By: **Royal LePage Benchmark**

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