



THE
A-TEAM

**RE/MAX
FIRST**

233002 RANGE ROAD 283 , Rural Rocky View County T1X0K7

MLS®#: **A2155458** Area: **NONE** Listing Date: **08/06/24** List Price: **\$1,699,900**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **0**
 Year Built: **0**
 Lot Information
 Lot Sz Ar: **235,224 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,131**
 Low Sqft:
 Ttl Sqft: **2,131**

DOM

43
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreeage with Residence,Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Front Yard,Private**
 Park Feat: **Garage Door Opener,Outside,Secured,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic System**
 Ext Feat: **Private Yard**

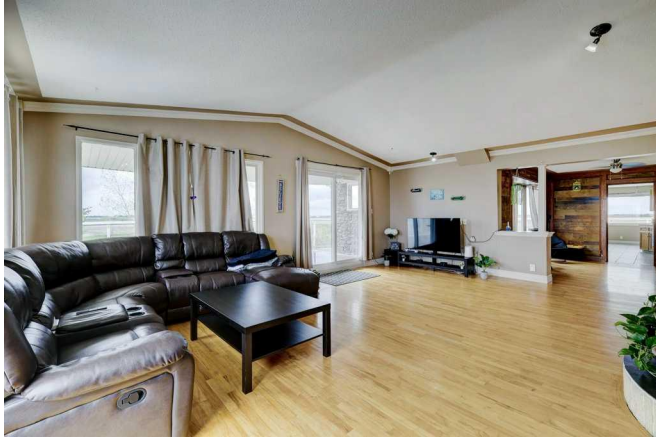
Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
Well
 Fnd/Bsmt:
Poured Concrete

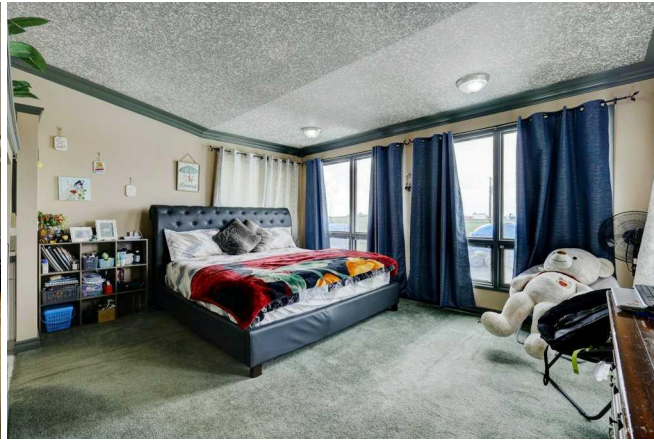
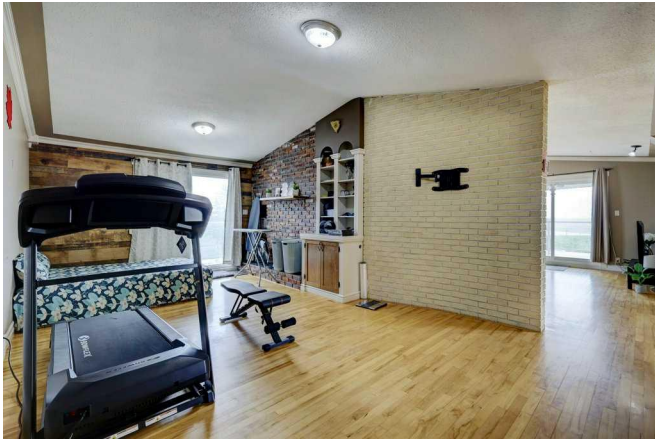
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

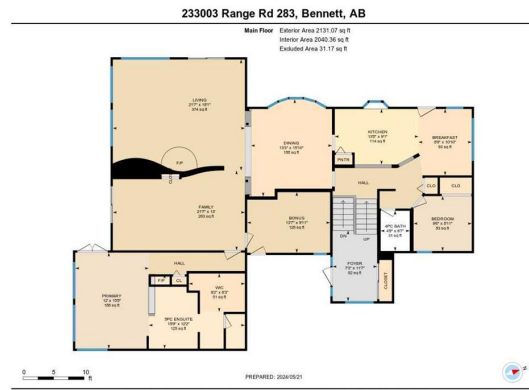
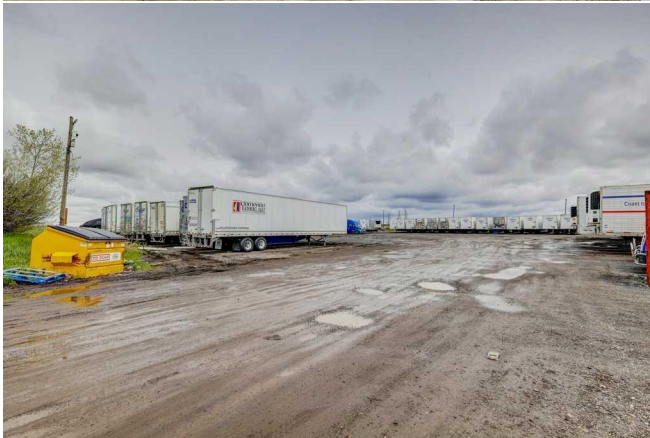
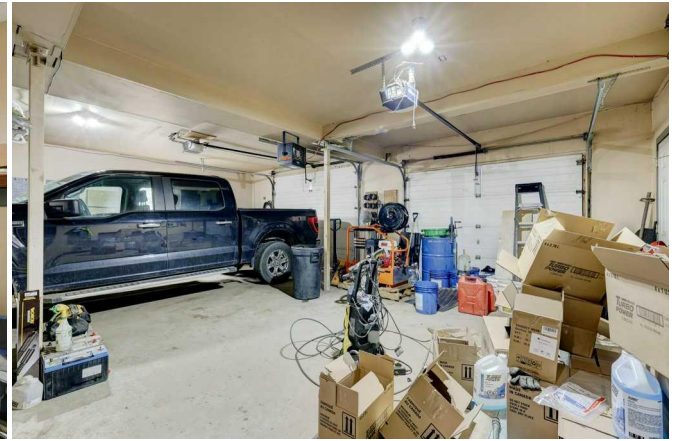
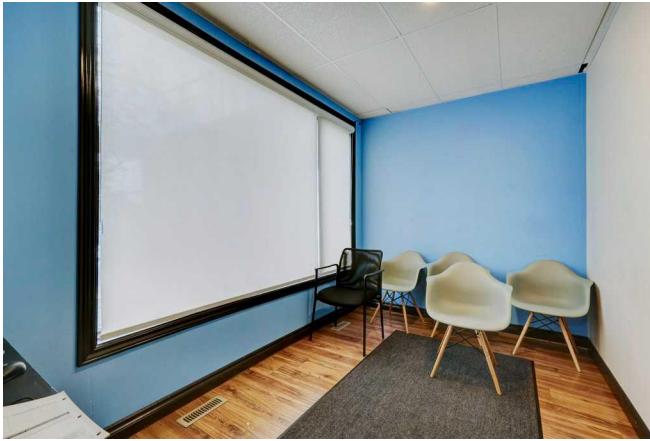
Room	Level	Dimensions
Living Room	Main	18`1" x 21`7"
Kitchen	Main	9`1" x 13`8"
Breakfast Nook	Main	10`10" x 8`9"
Bedroom - Primary	Main	15`8" x 12`0"
Bedroom	Main	9`11" x 13`7"
Bedroom	Basement	10`11" x 12`8"
Kitchen	Basement	13`4" x 8`6"
4pc Bathroom	Main	6`7" x 4`9"
Laundry	Basement	10`11" x 14`4"

Room	Level	Dimensions
Dining Room	Main	15`10" x 13`3"
Family Room	Main	13`0" x 21`7"
Family Room	Basement	21`4" x 28`5"
Bedroom	Main	8`11" x 9`6"
Bedroom	Basement	11`5" x 12`10"
Den	Basement	12`3" x 7`7"
5pc Ensuite bath	Main	12`2" x 15`9"
4pc Bathroom	Basement	5`2" x 8`8"
Walk-In Closet	Main	6`3" x 9`2"

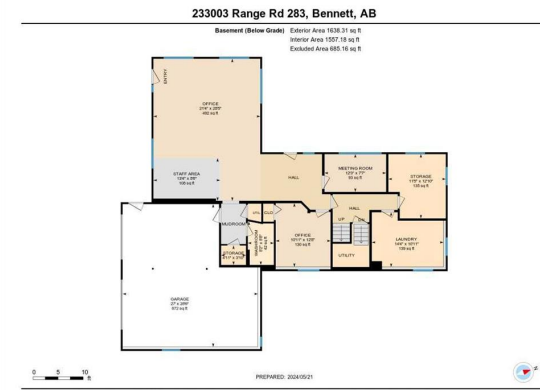








White regions are excluded from total floor area in GDS/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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