

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		None	Association: Fort McMurray

		General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	Residential Detached Rural Rocky View County 0 235,224 sqft Back Yard,Front Ya Garage Door Opene Utilities and Featur	r,Outside,Secured,T	2,131 2,131 Triple Garage Attached	DOM 43 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	5 (3 2) 3.0 (3 0) Acreage with Residence,Bungalow 6 3
Roof:Asphalt ShingHeating:Forced AirSewer:Septic SystemExt Feat:Private YardKitchen Appl:Int Feat:Utilities:Vilities:			Water So Well Fnd/Bsm Poured	rame Ceramic Tile,Hardwo burce: t: Concrete			
otinites.			Room Informatior	ı			
Room Living Room Kitchen Breakfast Nook Bedroom - Primary Bedroom Bedroom Kitchen 4pc Bathroom Laundry	Level Main Main Main Main Basement Basement Main Basement	Dimensions 18`1" x 21`7" 9`1" x 13`8" 10`10" x 8`9" 15`8" x 12`0" 9`11" x 13`7" 10`11" x 12`8" 13`4" x 8`6" 6`7" x 4`9" 10`11" x 14`4"	Family Family Bedrooi Bedrooi Den 5pc Ens 4pc Bat	Dining Room Main Family Room Main Family Room Baseme Bedroom Main Bedroom Baseme		Dimensions 15`10" x 13`3" 13`0" x 21`7" 21`4" x 28`5" 8`11" x 9`6" 11`5" x 12`10" 12`3" x 7`7" 12`2" x 15`9" 5`2" x 8`8" 6`3" x 9`2"	

Foyer	Main	11`7" x 7`3"				
			Legal/Tax/Financial			
Title:		Zoning:				
Fee Simple		A-GEN				
Legal Desc:	9510527					
			Remarks			
Pub Rmks:	Welcome to this beautiful open-concept bungalow situated on 5.40 acres parcel. Main Level features spacious layout with formal living room, large family room, well-appointed kitchen with a gas stove, 3 bedrooms including a master suite with a cozy 3-sided fireplace and 5-piece ensuite bath. Formal dining room and a breakfast nook for casual meals. Beautiful hardwood flooring on the main level adds warmth and elegance. Fully finished WALK-OUT illegal basement suite with separate entrance to grade level. Basement features a huge family room, second kitchen, 2 bedrooms, den, laundry room, and a full bathroom. Step outside onto the expansive deck, perfect for outdoor entertaining, dining, and enjoying the stunning views. Front Attached Garage provides convenient and secure parking with direct access to the home. Fully fenced yard equipped with lights and cameras, offering both safety and vast open space. This unique property offers endless possibilities for the right buyer. Whether you're looking for a serene family home, or an investment opportunity, this bungalow on 5.40 acres is a must-see. Conveniently located near Calgary and Chestermere with easy access to Glenmore Trail.					
Property Listed By:	None RE/MAX House of Rea					

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



















