



THE A-TEAM

RE/MAX FIRST

280149 RANGE ROAD 262 , Rural Rocky View County T0M 0G0

MLS@#: A2157563 Area: NONE Listing Date: 08/14/24 List Price: \$798,900
Status: Active County: Rocky View County Change: -\$51k, 30-Aug Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: County
Year Built: 2013
Lot Information
Lot Sz Ar: 169,448 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,853
Low Sqft:
Ttl Sqft: 1,853

DOM

100
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: Acreage with Residence, Bungalow

Parking

Ttl Park: 0
Garage Sz: 2

Access: Back Yard, Garden, No Neighbours Behind, Meadow, Private, Secluded
Lot Feat: 220 Volt Wiring, Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated
Park Feat: Garage, Insulated, Oversized, RV Access/Parking

Utilities and Features

Roof: Asphalt Shingle
Heating: Boiler, Fan Coil, High Efficiency, In Floor, ENERGY STAR Qualified Equipment, Make-up Air, Exhaust Fan, Natural Gas
Sewer: Septic Field, Septic Tank
Ext Feat: Garden, Rain Gutters

Construction: Vinyl Siding
Flooring: Vinyl Plank
Water Source: Well
Fnd/Bsmt: Slab

Kitchen Appl: Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Gas Water Heater, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Ceiling Fan(s), Chandelier, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bedroom, Dining Room, Kitchen, Living Room, Storage with their levels and dimensions.

Furnace/Utility Room
4pc Ensuite bath

Main
Main

5`11" x 3`11"
11`1" x 8`5"

Furnace/Utility Room
2pc Bathroom
Legal/Tax/Financial

Main
Main

9`2" x 8`8"
5`8" x 5`7"

Title:
Fee Simple
Legal Desc:

1111875

Zoning:
R-2

Remarks

Pub Rmks: **"Discover unparalleled value with this stunning 1,853 sq. ft. executive bungalow, nestled on a private 3.8-acre parcel surrounded by expansive agricultural land. This virtually brand-new, spacious 3-bedroom home features zoned in-floor heating throughout and a massive heated double garage, perfect for two full-sized vehicles and a workshop. Key upgrades include a new, high-end IBC boiler system with updated manifold and piping, a 50-gallon storage tank, and a fresh HRV system to ensure excellent air circulation. The interior showcases new vinyl plank flooring, plush carpeting in the living room, high-end KitchenAid appliances, and upgraded light fixtures in the kitchen and master bedroom. The kitchen boasts a stylish new herringbone backsplash, while the entire home has been freshly painted. The luxurious en-suite offers a relaxing soaker claw-foot slipper tub, and both the main and en-suite bathrooms feature brand-new tile surrounds. Outdoors, you'll enjoy over 1,000 square feet of cement block patio space, ideal for entertaining, plus a large "crusher cone" fire pit for serene evenings. The property also includes new gutters, downpipes, and a recently installed natural gas line. The fully fenced yard is seeded with a cattle/horse pasture mix, creating lush green space, with a garden area tilled and ready for planting. For future convenience, a water line for a potential shop is installed at the northwest corner of the property, buried 10 feet deep and heat traced. Once you add your shop, you will still be well under the comparable listing prices. The entrance is secured by a steel gate, and the home is equipped with a Blink camera doorbell and several other cameras that provide 24/7 monitoring via your smartphone. Located just a short drive from Calgary and even closer to Airdrie, this peaceful retreat offers the perfect escape from city life."**

Inclusions:
Property Listed By: **Blink camera doorbell and multiple Blink exterior cameras, all on the internet.
CIR Realty**

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











