



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**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **173,368 sqft**
 Lot Shape:

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

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Garden,No Neighbours Behind,Meadow,Private,Secluded**
 Park Feat: **220 Volt Wiring,Double Garage Attached,Garage Door Opener,Gravel Driveway,Heated 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)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`10" x 13`9"	Bedroom	Main	11`1" x 11`1"
Bedroom	Main	10`8" x 9`6"	Dining Room	Main	12`1" x 5`10"
Foyer	Main	9`9" x 8`6"	Kitchen	Main	18`11" x 13`9"
Laundry	Main	8`0" x 8`0"	Living Room	Main	19`9" x 19`9"
Mud Room	Main	11`9" x 8`0"	Storage	Main	9`2" x 8`0"

Furnace/Utility Room
4pc Ensuite bath

Main
Main

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

Furnace/Utility Room
2pc Bathroom

Main
Main

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

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1111875

Zoning:
R-2

Remarks

Pub Rmks:

50K PRICE ADJUSTMENT. You will not find another acreage executive bungalow close to this square foot value. Absolutely stunning 1,853 square foot bungalow on a private 3.8-acre parcel, surrounded by open agricultural land. This spacious 3-bedroom home features in-floor heating throughout and a massive attached heated double garage, offering ample space for two full-size vehicles and a workshop area. The home is virtually brand new, with the current owners having addressed and rectified numerous deficiencies through "Title Insurance" over the past six years. Some of the standout features include a new, top-of-the-line IBC boiler system with updated manifold/piping, a 50-gallon storage tank, and a new HRV system to ensure fresh air circulation throughout the home. The interior boasts new vinyl plank flooring with cozy carpeting in the living room, brand-new, high-end KitchenAid appliances, and updated light fixtures in both the kitchen and master bedroom. The kitchen has been upgraded with a new herringbone backsplash, and the entire home has been freshly painted. The en-suite bathroom offers a relaxing retreat with a soaker slipper tub, while both the main bathroom and en-suite feature new tile surrounds and laminate countertops. You'll find over 1,000 square feet of cement block patio space outside, perfect for enjoying the outdoors. The property also features a large "crusher cone" fire pit, new gutters and downpipes, and a newly installed natural gas line. The fully fenced property is seeded with cattle/horse pasture, providing plenty of green space and a fertile garden area. Additionally, a water line for a future shop has been installed at the northwest corner of the property, buried 10 feet deep, heat-traced, and sleeved. For your peace of mind, the entrance is secured with a steel gate and the home includes a Blink camera doorbell plus several cameras covering all the property angles. These are all on the internet and can be monitored on your phone 24/7. This tranquil retreat is just a short drive from Calgary and even closer to Airdrie, offering an ideal escape from the hustle and bustle of 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











