



THE
A-TEAM

**RE/MAX
FIRST**

31228 TOWNSHIP ROAD 272 , Rural Rocky View County T0L 0W0

MLS®#: **A2157649** Area: **NONE** Listing Date: **08/16/24** List Price: **\$1,479,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **1990** Abv Sqft: **2,516**
 Lot Information Low Sqft:
 Lot Sz Ar: **558,874 sqft** Ttl Sqft: **2,516**
 Lot Shape:

DOM

33
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Access:
 Lot Feat: **Dog Run Fenced In, Lawn, Gentle Sloping, No Neighbours Behind, Pasture, Private, Views**
 Park Feat: **Heated Garage, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Dog Run, Private Entrance, Storage**

Construction: **Stucco**
 Flooring: **Carpet, Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings**
 Int Feat: **Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`0" x 12`3"	Dining Room	Main	16`10" x 13`8"
Family Room	Main	18`10" x 12`10"	Living Room	Main	13`0" x 11`8"
Office	Main	10`9" x 10`9"	Breakfast Nook	Main	10`11" x 10`1"
Laundry	Main	10`5" x 5`11"	2pc Bathroom	Main	3`11" x 3`8"
Bedroom - Primary	Second	17`9" x 14`10"	Bedroom	Second	10`11" x 12`5"
Bedroom	Second	9`2" x 12`10"	Bedroom	Second	9`2" x 11`7"

4pc Ensuite bath	Second	10`9" x 13`10"	4pc Bathroom	Second	9`3" x 5`2"
Walk-In Closet	Second	8`10" x 6`4"	Bedroom	Lower	13`11" x 14`3"
Media Room	Lower	14`4" x 11`8"	Game Room	Lower	21`10" x 14`8"
Bonus Room	Lower	12`10" x 22`1"	Sunroom/Solarium	Lower	10`7" x 11`2"
4pc Bathroom	Lower	7`10" x 11`3"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A-Gen**
 Legal Desc:

Remarks

Pub Rmks: **Welcome to 31228 Township Road 272, an enchanting property that perfectly blends the tranquility of country living with the ease of urban access. This gated estate features a spacious, fully finished two-story walkout home with mountain views, an approximately 27x36 heated workshop, a horse barn with three stalls and a loft, plus two outdoor riding arenas, all within a secure fenced perimeter. Inside the home you greeted with new Vinyl Plank flooring on the main level, large living room with vaulted ceilings and a great office space. The West side of the home is where you will enjoy the kitchen, breakfast nook and family room with a gas starter/ wood burning fireplace. This area over looks the new massive deck to over look your land and the mountain views to the West. The upper level features new carpet, 4 bedrooms with the Primary bedroom having a large walk in closet, and good size ensuite with separate shower and soaker tub. Take note of the ceiling features in this room. All the bedrooms are a good size. The walk-out basement offers a large rec room with a gas fireplace, A TV area, room for all the exercise equipment, a full washroom, a spacious bedroom, and a greenhouse room, perfect to grow your own tomatoes. Central Air Conditioning perfect for these hot summers. Bring the horses, dogs, (cats provided) kids and toys to enjoy this 12.83 acres of Agricultural property. Located just 15 minutes from Calgary and 20 minutes from Cochrane, this property provides a perfect retreat from city life, but an easy commute to Calgary for work. Call before its gone and schedule your showing and explore all the potential this remarkable acreage holds!**

Inclusions: **2 Horse shelters, Storage shed, Child play center, firewood, 2 gate remotes, 2 TV mounts, 2 barn cats as is.**
 Property Listed By: **Royal LePage Benchmark**

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