



THE
A-TEAM

**RE/MAX
FIRST**

255104 RANGE ROAD 282 , Rural Rocky View County T2M 4L5

MLS® #: **A2158818** Area: **NONE** Listing Date: **08/21/24** List Price: **\$1,599,900**
 Status: **Active** County: **Rocky View County** Change: **-\$50k, 26-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1973**
 Lot Information
 Lot Sz Ar: **866,408 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,279**
 Low Sqft:
 Ttl Sqft: **1,279**

DOM

122
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence,Bi-Level**

Parking

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

Access:
 Lot Feat: **Few Trees,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Playground,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer**
 Int Feat: **Pantry,Quartz Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	5`11" x 4`5"
Bedroom	Main	11`4" x 11`5"
Kitchen	Main	11`4" x 13`9"
Bedroom - Primary	Main	12`0" x 17`11"
Bedroom	Basement	13`0" x 9`3"
Game Room	Basement	24`4" x 15`8"

Room	Level	Dimensions
5pc Bathroom	Main	11`4" x 6`11"
Dining Room	Main	11`9" x 11`4"
Living Room	Main	15`6" x 16`3"
4pc Bathroom	Basement	4`11" x 8`7"
Bedroom	Basement	13`0" x 10`3"
Furnace/Utility Room	Basement	7`3" x 11`10"

Workshop **Basement** **23`6" x 10`11"** Legal/Tax/Financial

Title: Zoning: **RUR4**
Fee Simple
Legal Desc: **9410469**

Remarks

Pub Rmks: **Your peaceful retreat nestled on 19.89 acres of stunning countryside. This bi-level home offers the ideal blend of rural tranquility and modern comfort, making it perfect for families or anyone looking to embrace country living while remaining close to Calgary's amenities. Step into this well-designed 4-bedroom, 2.5-bath home, where natural light fills the spacious living and dining areas. The functional kitchen is equipped with ample counter space, a pantry, and modern appliances, providing everything you need to create memorable meals and entertain guests. On the main level, you'll find the primary bedroom along with additional bedrooms, all designed to offer comfort and privacy. The layout is ideal for seamless living, with everything conveniently located on the same level. The fully finished lower level adds significant value to the home, featuring 2 additional bedrooms that are perfect for guests or family members seeking extra privacy. You'll also find a dedicated workshop, ideal for hobbies or home projects, as well as a spacious rec room for relaxation, entertainment, or family activities. The expansive outdoor space is a true highlight, offering 19.89 acres of wide-open land to explore and enjoy. The current owners practice crop rotation on the land, ensuring its long-term productivity and sustainability. The acreage is fully fenced, adding a sense of security and privacy, with the fencing investment totaling \$150K. Additionally, \$100K worth of gravel has been added to create a convenient car park. Whether you're relaxing on the large deck, gardening, or indulging in outdoor recreation, the possibilities are endless. The shop, which will be completed before possession, provides added versatility for storage or projects. A commercial permit has been granted by Rural Rocky View County for 3 years, allowing for parking and storage suitable for a home-based business, opening the door to exciting opportunities. With the perfect blend of country charm and urban convenience, 255104 Range Road 282 is an extraordinary opportunity to enjoy rural living at its finest while remaining just a short drive from Calgary. Don't miss your chance to make this exceptional property your own! Schedule a showing now**

Inclusions: **All appliances listed in the appliance section**
Property Listed By: **PropZap Realty**

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









