



THE
A-TEAM

**RE/MAX
FIRST**

281135 RANGE ROAD 284 , Rural Rocky View County T4A 2P4

MLS® #: **A2160769** Area: **NONE** Listing Date: **08/28/24** List Price: **\$2,100,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **2016**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **5,783,896 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,796**
 Low Sqft:
 Ttl Sqft: **1,796**

DOM

21
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **Acreeage with Residence,Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Garden**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Tank**
 Ext Feat: **BBQ gas line,Garden,Other,Private Yard**

Construction: **Composite Siding,Mixed,Other,See Remarks**
 Flooring: **Carpet,Hardwood**
 Water Source: **Cistern,Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`5" x 15`9"	Kitchen	Main	21`1" x 9`9"
Kitchen	Main	12`1" x 9`11"	Dining Room	Main	12`1" x 9`11"
Family Room	Basement	22`0" x 14`3"	Game Room	Basement	13`6" x 11`10"
Loft	Upper	18`10" x 14`11"	Walk-In Closet	Main	6`10" x 6`9"
Laundry	Main	8`5" x 7`11"	Bedroom - Primary	Main	14`11" x 13`5"
Bedroom	Main	12`8" x 10`5"	Bedroom	Basement	13`7" x 10`10"
4pc Bathroom	Basement	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Main	0`0" x 0`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks: **STUNNING OPPORTUNITY just minutes from Airdrie, East of Crossfield and only a quarter mile off of pavement making for a very easy commute! This custom-built modified bungalow is situated on 132 acres+/- with a meticulously landscaped private yard with SO MANY TREES, , SHRUBS and tons flower beds containing perennials. This is a custom-built Harder Home and must be seen to be appreciated. Upon entering you are greeted by a large foyer, open floor plan and neutral décor. The living room is spacious with large windows offering loads of natural light and has a three-sided fireplace as a focal point. The kitchen is a chef's dream with to the ceiling cabinets, stainless steel appliances (gas stove), and granite counters. Down the hall you are greeted by a 4 pce bath and two spacious bedrooms, one of which is the primary retreat with walk-in closet and 5 pce spa like ensuite with a large soaker tub, separate walk-in shower and dual sinks. The upper level is a great space that can be utilized as an office, craft room or made into a bedroom as there is a great sized closet. The lower level is a fully developed walk-out basement is so spacious with a gym area (can be converted to a bedroom), a wet bar, family room, cold room and another bedroom! The upper and lower decks are both covered and no maintenance with beautiful views to the west! The attached triple garage is a fantastic size with overhead doors on either side. There is a huge, designated garden area and another over sized shed for additional storage. Outside of the stunning yard is a 5 acre +/- fenced horse pasture with a stock waterer connected to the well. The remainder of the property is cultivated and in crop. You do not want to miss out on this one. Call your favourite agent today to book your showing!**

Inclusions: **Patio furniture**
Property Listed By: **RE/MAX Rocky View Real Estate**

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











