



THE A-TEAM

RE/MAX FIRST

240141 RANGE ROAD 274 , Rural Rocky View County T1X 2H9

MLS@#: A2161369 Area: NONE Listing Date: 08/29/24 List Price: \$1,500,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Rural Rocky View County
Year Built: 1974
Lot Information
Lot Sz Ar: 1,335,985 sqft
Lot Shape:

DOM

84
Layout
Beds: 3 (3)
Baths: 1.0 (1 0)
Style: Acreage with Residence, Bungalow

Parking

Ttl Park: 10
Garage Sz: 1

Access:
Lot Feat: Front Yard, No Neighbours Behind, Many Trees, Pasture
Park Feat: Single Garage Detached

Utilities and Features

Roof: Metal
Heating: Forced Air, Propane
Sewer: Septic System
Ext Feat: Private Yard, Storage

Construction: See Remarks
Flooring: Carpet, Linoleum
Water Source: Well
Fnd/Bsmt: Piling(s), See Remarks

Kitchen Appl: Electric Stove, Refrigerator, Washer/Dryer
Int Feat: See Remarks
Utilities: Electricity Available, Natural Gas Available

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Kitchen, Living Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Bedroom, Dining Room, Laundry, Bedroom - Primary.

Legal/Tax/Financial

Title: Fee Simple
Legal Desc:
Zoning: AG

Remarks

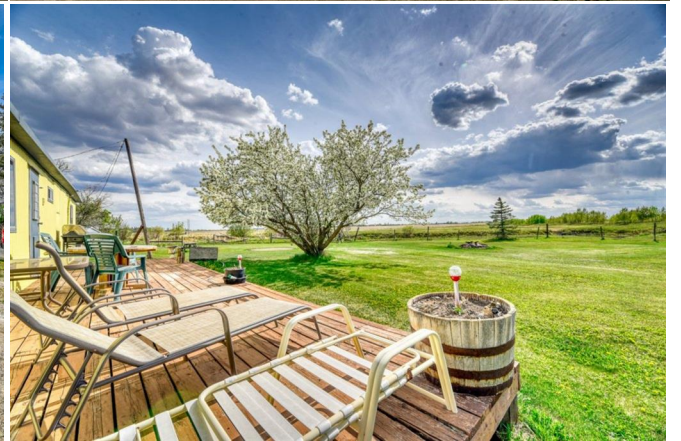
Pub Rmks: **DEVELOPER, BUILDER, INVESTOR ALERT: Land value is the ASSET! Fully Serviced. Prime Investment Opportunity. This property boasts 30+ treed, fenced acres alongside the Water, Western Irrigation District canal with mountain views and tremendous potential for future subdivision and residential potential. Truly a developer's dream with 2+ home potential. Bring your extended family! This is an ideal location for commuters, only 1 km south of Highway #1, with minimal gravel. With an expansive yard and no neighbours behind, the bungalow offers three generous-sized bedrooms and a 4-piece bathroom with the laundry room close to the bathroom and front door. The oversized living room, living room and dining room are down the hall. Outside, the 299 sq ft detached garage: 13'8" x 21'9" (13.7' x 21.8'), 183 sq ft workshop: 15'5" x 11'11" (15.4' x 11.9'), 753 sq ft barn: 30'2" x 29'3" (30.2' x 29.3'), 99 sq ft storage: 9'11" x 10' (10' x 10'). The property is equipped with drilled well, septic tank and field. Invest in the best — this amazing property has tonnes of potential! Call today to inquire. Investment Opportunity with dwelling vs vacant land. Close to Chestermere CITY LIMITS! This property makes for a solid investment This acreage is perfect for HORSE LOVERS, THOSE LOOKING FOR THE COUNTRY LIFE WHILE HAVING ALL THE BENEFITS OF A CITY NEARBY AND INVESTORS AS WELL! MOUNTAIN VIEWS! Serviced LAND VALUE.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Landan Real Estate**

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



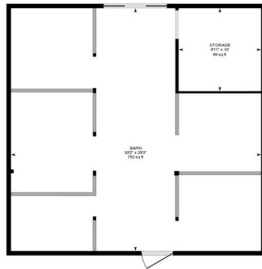








**240141 Range Rd 274, Langdon, AB**  
Barn Excluded Area 883.30 sq ft



0 3 6 ft

PREPARED: 2022/06/01



White regions are excluded from total floor area in iGUEDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**240141 Range Rd 274, Langdon, AB**

Main Floor Exterior Area 1147.58 sq ft  
Interior Area 1050.00 sq ft



0 4 8 ft

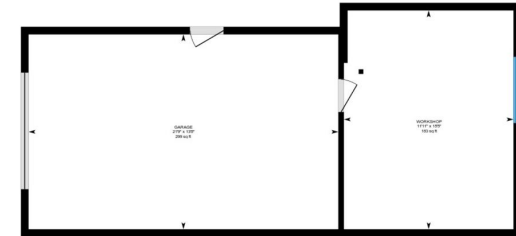
PREPARED: 2022/06/01



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**240141 Range Rd 274, Langdon, AB**

Workshop Excluded Area 487.29 sq ft



0 3 6 ft

PREPARED: 2022/06/01



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