



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**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1974**
 Lot Information
 Lot Sz Ar: **1,335,985 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Front Yard,No Neighbours Behind,Many Trees,Pasture**
 Park Feat: **Single Garage Detached**

DOM

146
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **1**

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

Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 7`6"
Bedroom	Main	11`6" x 14`2"
Kitchen	Main	11`7" x 9`4"
Living Room	Main	11`7" x 18`4"

Room	Level	Dimensions
Bedroom	Main	11`7" x 10`7"
Dining Room	Main	11`7" x 7`9"
Laundry	Main	7`11" x 5`2"
Bedroom - Primary	Main	13`10" x 11`11"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **AG**
 Legal Desc:

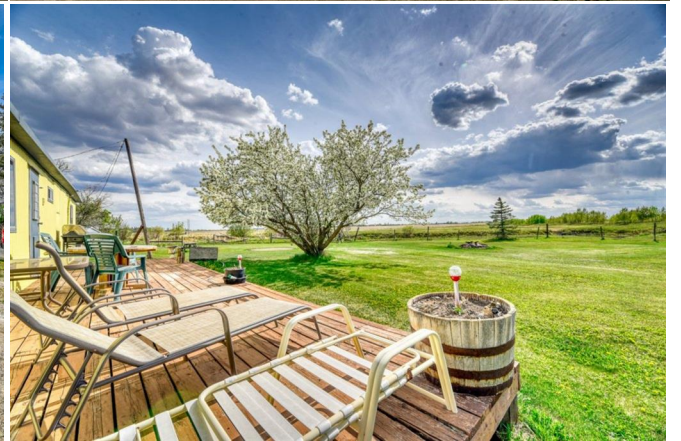
Remarks

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**

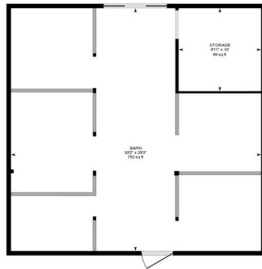
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







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.

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



0 4 8 ft

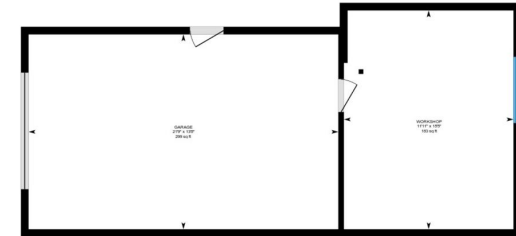
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Workshop Excluded Area 487.29 sq ft



0 3 6 ft

PREPARED: 2022/06/01



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