



THE
A-TEAM

**RE/MAX
FIRST**

233081 GLENMORE VIEW Road, Rural Rocky View County T2P2G6

MLS® #: **A2161973** Area: **Glenmore Views** Listing Date: **09/01/24** List Price: **\$2,199,999**
 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: **1977**
 Lot Information
 Lot Sz Ar: **819,799 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,192**
 Low Sqft:
 Ttl Sqft: **2,192**

DOM

17
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard, Low Maintenance Landscape, Level, Private, Rectangular Lot, Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Private Entrance, Private Yard**

Construction: **Metal Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source: **Other**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Central Vacuum**
 Utilities: **Electricity Paid For, Heating Paid For, Phone Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	13`3" x 14`0"	Dining Room	Main	14`10" x 8`4"
Kitchen	Main	13`3" x 8`10"	Office	Main	10`6" x 14`6"
Living Room	Main	16`0" x 14`2"	Laundry	Main	6`4" x 14`8"
2pc Bathroom	Main	5`0" x 7`10"	Bedroom - Primary	Second	16`7" x 14`7"

Bedroom	Second	13`3" x 13`3"	Bedroom	Second	9`8" x 10`9"
Bedroom	Second	10`10" x 13`2"	4pc Bathroom	Second	6`9" x 10`9"
4pc Ensuite bath	Second	7`6" x 4`11"	Walk-In Closet	Second	7`7" x 6`10"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Rectangular great property 18.82 Acreage with house Barn and Shop. The 2 story 2192 Sq feet house with 4 bedroom, 2.5 bath. Main floor has Living room, family room, Office, Kitchen, dinning room, laundry, and Half bath. Living room has fire place, and patio door to the deck, with cover hot tub and sauna (As-is) . Main floor office has built in desk, and oak panels. Country style kitchen with lots of white cabinets. Upstairs 4 bedrooms has Primary room with 4 pce ensuite, and walk in closet, and other 3 bedrooms are good size, and 4 pce main bathroom. Bedrooms has carpets, and main floor has wood flooring. Workshop has compressor (as-is) for mechanically enthusiast, Barn and storage, Garage has 2 potable water tanks. Backyard has lot of trees, partially fenced and many more. Nearby by school in Chestermere, and close to Glenmore trail, heather and glen golf course.**

Inclusions: **None**
 Property Listed By: **MaxWell Capital Realty**

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