



THE
A-TEAM

**RE/MAX
FIRST**

262150 HORSE CREEK Road, Rural Rocky View County T4C 1A4

MLS®#: **A2162749**

Area: **NONE**

Listing Date: **10/07/24**

List Price: **\$2,299,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$91k, 30-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **1981**

Lot Information

Lot Sz Ar: **865,537 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

See Remarks

Garage Door Opener, Triple Garage Attached

DOM

38

Layout

Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey, Acreage with Residence**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fan Coil, Forced Air**
Sewer: **Holding Tank**
Ext Feat: **Kenel, Other**

Construction: **Vinyl Siding, Wood Frame**

Flooring: **Ceramic Tile, Laminat**

Water Source: **Cistern, Well**

Fnd/Bsmt: **Wood**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, See Remarks**
Int Feat: **Bar, Breakfast Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`6" x 15`6"
Dining Room	Main	16`6" x 12`6"
Den	Main	16`6" x 13`5"
Foyer	Main	11`4" x 10`2"
Bedroom	Second	15`3" x 9`10"
Family Room	Lower	19`5" x 13`8"

Room	Level	Dimensions
Dinette	Main	11`2" x 12`6"
Family Room	Main	23`8" x 13`10"
Bedroom	Main	13`9" x 13`5"
Bedroom - Primary	Second	18`0" x 13`5"
Bedroom	Second	15`3" x 11`6"
Game Room	Lower	27`8" x 8`2"

Bedroom Lower 13`8" x 13`1"
Furnace/Utility Room Lower 15`7" x 13`9"
2pc Bathroom Main
4pc Bathroom Second
3pc Ensuite bath Lower

Bedroom Lower 119`9" x 9`10"
Sauna Lower 8`3" x 6`1"
5pc Ensuite bath Second
4pc Bathroom Lower

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-RUR**
 Legal Desc: **8010026**

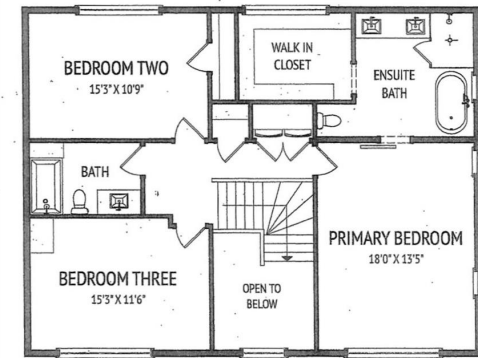
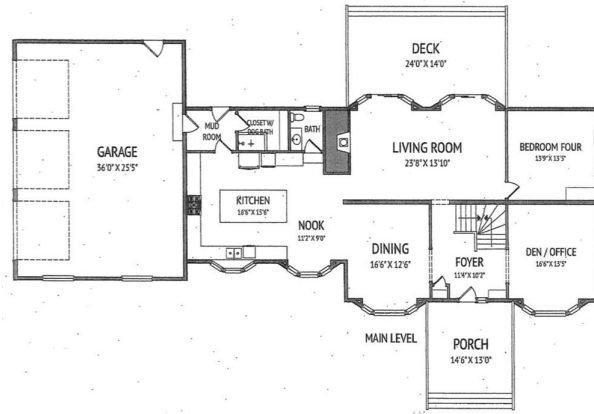
Remarks

Pub Rmks: **Remarkable renovated executive home on 19.87 acres that has been stripped to the studs. Almost everything is new including interior drywall, exterior sheeting, siding, shingles, windows, exterior and interior doors, garage concrete floor, exterior lighting, decks, railings plus a complete new water system and natural gas lines The western mountain view is incredible!! Six bedrooms with large primary bedroom featuring a large walk in closet and luxury ensuite, dream kitchen with huge center island, main floor den, games room, sauna, two fireplaces, glass railings, four bathrooms plus a wash station for the fur babies. Three car garage (3 doors) with epoxy finished floors. The list goes on and on. The property is located mere seconds north of Cochrane city limits and the new 130 acre sports park. Excellent sub division potential! According to Rocky View County up to 8 horses are allowed on this property and has sub division potential. The is nothing left to do but move in!!**

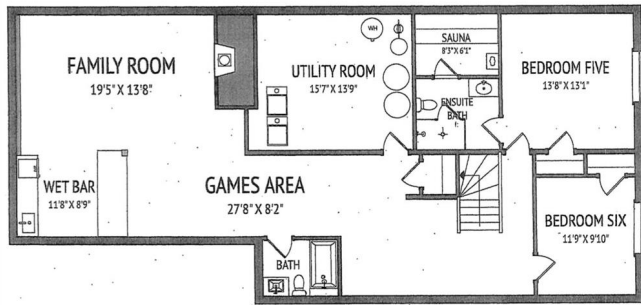
Inclusions: **See Remarks**
 Property Listed By: **RE/MAX Realty Professionals**

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





UPPER LEVEL



BASEMENT

