



THE A-TEAM

RE/MAX FIRST

283211 TOWNSHIP ROAD 284 , Rural Rocky View County T0M 0S0

MLS@#: A2163183 Area: NONE Listing Date: 09/05/24 List Price: \$1,175,000
Status: Active County: Rocky View County Change: -\$300k, 13-Sep Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: County
Year Built: 1995
Lot Information
Lot Sz Ar: 355,014 sqft
Lot Shape:

DOM

13
Layout
Beds: 4 (2 2)
Baths: 2.5 (2 1)
Style: Acreage with Residence,Bungalow

Access:
Lot Feat: Brush,Dog Run Fenced In,Front Yard,Lawn,Rectangular Lot
Park Feat: Double Garage Attached

Parking

Ttl Park: 12
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Natural Gas
Sewer: Septic Tank
Ext Feat: Fire Pit,Kennel,Other,Private Yard,Storage

Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Laminate,Linoleum
Water Source: Private,Well
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Tankless Water
Heater,Washer/Dryer,Water Purifier,Window Coverings
Int Feat: Breakfast Bar,Ceiling Fan(s),Kitchen Island,Open Floorplan,Pantry
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Bedroom, etc.

Storage	Main	9`11" x 11`9"	Game Room	Basement	27`9" x 20`9"
Bedroom	Basement	14`2" x 11`9"	Bedroom	Basement	9`5" x 13`10"
4pc Bathroom	Basement	9`5" x 5`0"	Storage	Basement	16`7" x 9`11"
Storage	Basement	15`2" x 11`4"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A-Gen**
 Legal Desc: **9913489**

Remarks

Pub Rmks: *****Showings Strongly Encouraged*** Nestled just beyond the town of Crossfield, this charming 8.15 acre property/hobby farm offers the idyllic escape you've been dreaming of. Imagine waking up to the soft rustle of leaves and the gentle hum of country life, where every detail of this well-tended property invites you to slow down and savor the moment. Whether you're envisioning your first steps into acreage living or seeking a peaceful retreat for your family, this property has been lovingly cared for, offering a perfect blend of comfort and possibility. Step onto this serene land, and let it welcome you home. The home's curb appeal is undeniable, with pride of ownership evident throughout. The kitchen, accessible from both the rear yard and side veranda, opens onto a beautiful two-tiered deck. Tastefully updated, the bright and functional kitchen offers ample space for family dining, surrounded by large windows inviting the outside in at every corner. The fully finished basement is ideal for older children or 'in from out of town' guests. There are two additional bedrooms, a full bath, recreation and storage rooms, to further enhance your day-to-day living. Nearly half the property has a containment fence with a remote activated power gate (keeps pets and children in and wildlife out) this property is the ideal hobby farm or small ranch. The wrap-around veranda welcomes you and your family to a life of tranquility, while the 30' x 60' insulated, plumbed, and gas-heated Quonset, complete with a concrete floor and drain, is ready for all your projects. The heated and cooled garage w/ epoxy flooring - is a dream for hobby enthusiasts! Year-round permanent exterior lighting is an added perk all on its own. Protect your vehicles and equipment from the winter elements inside the 34' x 30' Econo Truss building. Central air conditioning keeps you and your loved ones cool, while the Navien tankless water heater ensures consistent and economical hot water. A Hepa air purifier on the furnace helps manage allergies, and reverse osmosis water in the kitchen and premier bedroom keeps you hydrated. The property features a NEW power gate, NEW permanent LED outdoor lighting, 2 NEW Starlink systems, NEW siding, NEW soffit, NEW fascia, and NEW eavestroughs. Features that add to its overall appeal and functionality. There is a NEW water well servicing the home and a second well servicing the Quonset and feeds (powered for water heaters) for the livestock shelter. The water filtration and purification system is complete with 330 Gallon Cistern Holding Tank to preserve pump life. Security and convenience are paramount, with remote monitoring and security cameras for both the home and Quonset. Year-round outside faucets, remote keyless entry on front and side doors, and a cozy bonfire area with a woodshed for storage enhance the outdoor living experience. Located just minutes from Crossfield, 18 min to Airdrie, and 30 miN to Calgary, your country life awaits**

Inclusions: **See addendum**
 Property Listed By: **RE/MAX First**

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







