



THE
A-TEAM

**RE/MAX
FIRST**

42053 TOWNSHIP ROAD 252 , Rural Rocky View County T2Z2M2

MLS® #: **A2163304** Area: **NONE** Listing Date: **09/06/24** List Price: **\$3,400,000**
 Status: **Active** County: **Rocky View County** Change: **-\$500k, 31-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1995**
 Lot Information
 Lot Sz Ar: **6,889,014 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **4,448**
 Low Sqft:
 Ttl Sqft: **4,448**

DOM

138
Layout
 Beds: **5 (2 3)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer: **Septic System**
 Ext Feat: **Balcony,Courtyard,Fire Pit,Garden,Private Entrance,Private Yard**

Construction: **Wood Frame**
 Flooring: **Hardwood,Tile,Vinyl**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Portable Dishwasher,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bookcases,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,Open Floorplan,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-----------------------|--------------|-----------------------|--------------------|--------------|----------------------|
| Living Room | Main | 32`1" x 23`3" | Kitchen | Main | 15`9" x 15`1" |
| Breakfast Nook | Main | 23`7" x 16`11" | Dining Room | Main | 22`3" x 15`9" |
| Walk-In Closet | Main | 13`0" x 8`9" | Family Room | Main | 23`8" x 14`2" |

| | | |
|-------------------|----------|-----------------|
| Family Room | Basement | 30`7" x 25`0" |
| Laundry | Basement | 14`0" x 11`8" |
| Mud Room | Main | 13`7" x 10`11" |
| Storage | Basement | 30`2" x 23`5" |
| Storage | Basement | 9`1" x 8`1" |
| Bedroom - Primary | Main | 19`11" x 16`10" |
| Bedroom | Basement | 21`2" x 14`11" |
| Bedroom | Basement | 18`6" x 13`1" |
| 5pc Bathroom | Main | 11`9" x 8`0" |
| 4pc Bathroom | Basement | 13`3" x 5`1" |

| |
|----------------------|
| Kitchen |
| Furnace/Utility Room |
| Foyer |
| Storage |
| Storage |
| Bedroom |
| Bedroom |
| 5pc Ensuite bath |
| 2pc Bathroom |

| | |
|----------|----------------|
| Basement | 13`2" x 2`5" |
| Main | 24`5" x 13`3" |
| Main | 12`2" x 7`4" |
| Basement | 13`3" x 11`1" |
| Basement | 14`2" x 13`11" |
| Main | 15`8" x 14`1" |
| Basement | 16`6" x 13`11" |
| Main | 14`1" x 13`6" |
| Main | 9`10" x 5`11" |

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

Zoning:
A-GEN

Remarks

Pub Rmks: **Price adjusted as seller is motivated for quick sale. This stunning, custom-built 4,448 SqFt bungalow is set on a sprawling 158-acre lot, offering both convenience and serene country living. With fully paved access from Township Road 252, the home is located just 10 minutes south of Cochrane, 15 minutes from Calgary city limits, and an hour's drive to Banff, providing the perfect balance of rural tranquility and urban convenience. Featuring an open floor design, the house offers 5 spacious bedrooms, a fully furnished 3,650 SqFt basement, suited, and a double detached garage. Modern comforts include two furnaces, two hot water tanks, a water conditioning unit, and in-floor heating, all contributing to a cozy and efficient living experience. The main floor boasts two luxurious five-piece bathrooms, each equipped with a tub, shower, toilet, and double sinks, ensuring convenience for the entire household. Step outside to enjoy the private yard and a beautiful balcony that offers stunning views of the surrounding countryside. This property promises an elevated lifestyle, combining luxury, expansive land for farming, and unbeatable proximity to urban amenities, making it an ideal retreat in Rocky View County.**

Inclusions:
 Property Listed By: **N/A**
RE/MAX Complete Realty

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













