



THE
A-TEAM

**RE/MAX
FIRST**

240097 BOUNDARY Road, Rural Rocky View County T1X 2J7

MLS® #: **A2163522** Area: **NONE** Listing Date: **09/09/24** List Price: **\$1,349,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **1976**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **852,469 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,513**
 Low Sqft:
 Ttl Sqft: **2,513**

DOM

135
Layout
 Beds: **8 (6 2)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence, Split Level**

Parking

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

Access:
 Lot Feat: **Lake, No Neighbours Behind**
 Park Feat: **Garage Faces Front, Gravel Driveway, RV Access/Parking, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Balcony**

Construction: **Stucco, Vinyl Siding**
 Flooring: **Carpet, Hardwood, Laminate**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	13`9" x 6`6"	6pc Ensuite bath	Main	7`9" x 16`2"
Bedroom	Main	11`11" x 11`5"	Bedroom	Main	11`11" x 11`10"
Bedroom	Main	11`10" x 9`10"	Bedroom	Main	10`5" x 9`9"
Bedroom	Main	13`9" x 11`10"	Dining Room	Main	12`10" x 10`2"

Family Room
Living Room
Sunroom/Solarium
2pc Bathroom
Bedroom
Game Room
Furnace/Utility Room

Main 12`3" x 27`8"
Main 15`3" x 13`11"
Main 6`9" x 14`2"
Basement 13`0" x 5`8"
Basement 12`9" x 13`8"
Basement 12`10" x 19`5"
Basement 3`0" x 9`6"

Kitchen
Bedroom - Primary
Walk-In Closet
Bedroom
Bonus Room
Storage

Main 13`11" x 12`5"
Main 16`5" x 16`1"
Main 11`11" x 4`5"
Basement 13`2" x 10`1"
Basement 10`11" x 13`9"
Basement 5`7" x 13`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

7510371

Zoning:
Agriculture

Remarks

Pub Rmks:

Welcome to a charming retreat perfect for horse enthusiasts! This property has everything you need, starting with an outdoor riding arena and a newer 4-stall barn. Nestled on 20 beautiful acres, it's the ideal spot to enjoy the peace and quiet of country living while still being just minutes from Langdon and Chestermere. The home offers over 3,600 sq. ft. of living space, with 6 bedrooms on the upper floor and an additional 2 bedrooms downstairs. The new addition over the garage was built in 2007, adding even more flexibility to the layout. You'll appreciate the convenience of having an Esso service station less than 3 kms away. This property offers all the space and privacy you need. With a bit of elbow grease, you can turn this into the equestrian estate you've always dreamed of! Even better, De Havilland is opening a brand-new facility called De Havilland Field just 5 km away. This exciting addition to the area will feature a state-of-the-art aircraft assembly facility, a runway, parts manufacturing and distribution centers. There's also going to be educational space for training the next generation of workers, office buildings, and a De Havilland Canada aircraft museum! With around 1,500 new jobs expected, this area is set to thrive, making this property a fantastic investment.
Horse Barn
CIR Realty

Inclusions:
 Property Listed By:

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









