



THE A-TEAM

RE/MAX FIRST

281073 RANGE ROAD 252 , Rural Rocky View County T0M 0G0

MLS® #: A2163653 Area: NONE Listing Date: 09/07/24 List Price: \$1,250,000
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: County
Year Built: 1955
Lot Information
Lot Sz Ar: 681,278 sqft
Lot Shape:

DOM

74
Layout
Beds: 4 (3 1)
Baths: 3.5 (2 3)
Style: Acreage with Residence,Bungalow

Parking

Ttl Park: 0
Garage Sz: 6

Access:
Lot Feat: Cleared,Front Yard,Garden,Native Plants,Rectangular Lot,Treed
Park Feat: Double Garage Attached,Quad or More Detached,RV Access/Parking

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer: Septic Tank
Ext Feat: Garden,RV Hookup,Storage
Construction: Vinyl Siding,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source: Well
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings
Int Feat: Granite Counters,Kitchen Island,No Smoking Home,Vinyl Windows,Walk-In Closet(s)
Utilities: Cable Internet Access,Natural Gas Paid,Electricity Paid For,Heating Paid For,Phone Paid For

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Dining Room, Bedroom, Laundry, etc. with their respective levels and dimensions.

2pc Bathroom

Basement

0`0" x 0`0"

1pc Bathroom
Legal/Tax/Financial

Main

Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks: **Your forever home awaits! One visit to this beautiful acreage on 15.64 acres, 5 mins East of Beiseker, and you will fall in love! This home has been lovingly maintained w/big upgrades to keep it modern and current including big ticket items including windows, roof, vinyl exterior & H2O tank in July 2024. Large bungalow w/almost 3200 sq.ft of living space offers 4 bedrooms, 2.5+ bathrooms, double attached garage plus 2 outbuildings. Huge kitchen w/plenty of cabinets, granite counter tops, stainless steel appliances & island w/second sink, additional storage and room for stools. Gas stove w/custom hoodfan, pot filler & stone surround is sure to impress the chef in your life. Large dining room with big South facing window is the perfect place to host your family gatherings. Family room w/vaulted wood ceiling and brick, wood burning fireplace is where you will want to curl up this winter. Primary bedroom is well sized w/walk-in closet & 4-pc ensuite. 2nd & 3rd bedrooms are well sized with access to the fully tiled, walk-in shower complete w/heated floors. Great mudroom was added to connect the space from the garage to the original house and is super functional with washer and dryer, a second kitchen w/tons of cabinets for canning or prepping, 1-pc bath plus a door leads out to your back deck. Fully finished basement w/rec room, 4th bedroom and a 2-pc bath plus loads of storage space finishes the interior of the property. These outbuildings will check off all the boxes. Huge, heated, dream steel shop measures 60' x 40' w/220 power and two 14' overhead doors. Plenty of room for your machinery and tools plus rough-in for a mezzanine if you need. Character barn w/stables & water is heated and has loft space for storage. Private location w/newer security gate, RV parking w/plug-in, new pressure tank and control panel at the well in July. Enjoy the endless views of the prairies while you breathe in that fresh, country air. You don't want to miss this one!**

Inclusions: **hot tub and accessories, cattle chute, grain auto feeder**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













