



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**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1955**
Lot Information
 Lot Sz Ar: **681,278 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,101**
 Low Sqft:
 Ttl Sqft: **2,101**

DOM

11
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** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: **Septic Tank** Water Source: **Well**
 Ext Feat: **Garden,RV Hookup,Storage** 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`0" x 13`4"	Living Room	Main	15`10" x 13`4"
Dining Room	Main	14`4" x 10`10"	Bedroom - Primary	Main	14`3" x 11`8"
Bedroom	Main	15`11" x 9`5"	Bedroom	Main	14`5" x 9`5"
Laundry	Main	16`4" x 12`4"	Game Room	Basement	20`0" x 19`0"
Bedroom	Basement	12`5" x 11`2"	4pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"

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













