



THE
A-TEAM

**RE/MAX
FIRST**

20015 TOWNSHIP ROAD 264 , Rural Rocky View County T3P 1A1

MLS®#: **A2163659** Area: **NONE** Listing Date: **09/07/24** List Price: **\$3,600,000**
 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: **1980**
 Lot Information
 Lot Sz Ar: **6,969,600 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,308**
 Low Sqft:
 Ttl Sqft: **2,308**

DOM

105
Layout
 Beds: **6 (3 3)**
 Baths: **4.0 (3 2)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **2**

Access:
 Lot Feat:
 Park Feat: **Other
 Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic System**
 Ext Feat: **Garden**

Construction: **Brick,See Remarks,Stucco,Wood Frame**
 Flooring: **Carpet,Linoleum**
 Water Source: **Well**
 Fnd/Bsmt: **Combination**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer**
 Int Feat: **Bookcases,Ceiling Fan(s),Chandelier**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`9" x 16`7"	Kitchen	Main	16`7" x 10`7"
Dinette	Main	10`7" x 9`8"	Family Room	Main	15`9" x 13`6"
Dining Room	Main	13`6" x 11`9"	Game Room	Basement	27`11" x 14`4"
Kitchen	Basement	14`3" x 13`7"	Bedroom	Basement	14`3" x 12`3"
Other	Basement	8`0" x 7`0"	Laundry	Main	11`3" x 8`1"
Bedroom - Primary	Main	14`8" x 12`11"	Bedroom	Main	11`11" x 10`8"
Bedroom	Main	11`11" x 10`5"	Bedroom	Basement	14`8" x 10`11"
Bedroom	Basement	14`8" x 11`10"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Main	0`0" x 0`0"

2pc Bathroom

Basement

0`0" x 0`0"

4pc Bathroom
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
A-GEN

Remarks

Pub Rmks: **Stunning full quarter section (160 acres+/-) minutes from Airdrie and within 2 miles of the Calgary City limit! SPECTACULAR MOUNTIAN VIEWS to the WEST, CALGARYS CITY CENTER to the SOUTH and PRAIRIE VIEWS to the EAST you do not find a more beautiful location. There is approximately 130 cultivated acres, 25 acres pasture and 5-acre yard site. The solid custom bungalow is fully finished and offers over 4400 sq. ft. of developed space including 2 kitchens, and two-family rooms and a massive, attached , heated garage. Original owner from the 1980 build. Outside you will find a massive garden, several sheds and buildings one containing a root cellar and then there is a large hay shed/barn that leads to come corrals. This is a great buy on hold property for potential further development. Don't miss out on this one, call today to schedule your viewing!**

Inclusions:
Property Listed By: **trash compactor
RE/MAX Rocky View Real Estate**

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







