



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

**11**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>19`9" x 16`7"</b>
<b>Dinette</b>	<b>Main</b>	<b>10`7" x 9`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 11`9"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>14`3" x 13`7"</b>
<b>Other</b>	<b>Basement</b>	<b>8`0" x 7`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`8" x 12`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 10`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`8" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>16`7" x 10`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>15`9" x 13`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>27`11" x 14`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`3" x 12`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>11`3" x 8`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 10`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`8" x 10`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

2pc Bathroom

Basement

0`0" x 0`0"

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

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:

**trash compactor**

Property Listed By:

**RE/MAX Rocky View Real Estate**

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