



THE
A-TEAM

**RE/MAX
FIRST**

271058 RANGE ROAD 22 , Rural Rocky View County T4B 4Y2

MLS® #: **A2163799** Area: Listing **09/07/24** List Price: **\$1,195,000**
 Status: **Active** County: **Rocky View County** Change: **-\$5k, 20-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1966**
 Lot Information
 Lot Sz Ar: **871,200 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,588**
 Low Sqft:
 Ttl Sqft: **1,588**

DOM

105
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Farm,Fruit Trees/Shrub(s),Front Yard,No Neighbours Behind,Landscaped,Many Trees,Native Plants,Private,Rectangular Lot,Secluded,See Remarks,Views**
 Park Feat: **220 Volt Wiring,Additional Parking,Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Heated Garage,Oversized,RV Access/Parking,Secured,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **BBQ gas line,Courtyard,Fire Pit,Other,Private Yard,Rain Barrel/Cistern(s),Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Open Floorplan,See Remarks,Separate Entrance,Storage,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`5" x 9`9"	Dining Room	Main	10`2" x 10`0"
Living Room	Main	16`2" x 14`7"	Flex Space	Basement	13`2" x 10`7"
Game Room	Basement	34`2" x 13`2"	Laundry	Main	11`0" x 9`2"
Bedroom - Primary	Main	15`8" x 14`7"	Bedroom	Main	11`0" x 10`10"

Bedroom
3pc Bathroom
4pc Ensuite bath

Main
Basement
Main

11`0" x 9`1"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
3pc Bathroom

Basement
Main

11`9" x 10`6"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
Agg

Remarks

Pub Rmks:

Proud, Long-Time Owners present this charming FULLY FINISHED BUNGALOW + SHOP on 20 Acres! Located 10 mins WEST from Airdrie & boasting UNOBSTRUCTED COUNTRY VIEWS. RARE FIND with this HOBBY FARM tucked into nature with 360-degree views & the most gorgeous sunsets on a daily basis. This property boasts an Oversized detached HEATED GARAGE, Gorgeous DECK with shelter belt of MATURE TREES & an impressive floor plan for the growing family. Eye catching curb appeal as you approach with your very own hedge-lined, teardrop driveway & manicured with care. Nearly 3,200 sq ft of living space in this sprawling 4 bedroom (3 beds up), 3 bathrooms + flex room. Tons of windows through both the main and lower levels ensure plenty of sunlight spreads throughout these open plans. Greeted with a spacious living room with feature WOOD BURNING BRICK fireplace & expanding into your kitchen/dining space with access to your EAST & SOUTH FACING DECK. Steps away is the primary retreat with plenty of room for a full bedroom set, full en suite & storage. 2 more generous bedrooms and a second bathroom is ideal for the everyday hustle and bustle. A ONE-OF-A-KIND MUDROOM laundry area, updated shingles, central vac system, gas to the BBQ, updated furnace/HWT are just a couple of the many noteworthy features. Fully developed basement is host to your 4th bedroom, a wonderful rec room with WET BAR, flex room (home gym/theatre), another full bathroom & lots of storage space/workshop. A 72' x 38' QUONSET is perfect for a family with plenty of toys to store away from the elements. Multiple shelters, outdoor riding area, cross fencing, fire pit, Full garden with greenhouse, ample fruit trees, beautiful landscaping & loads of trees in your very own secluded backyard. Annual Revenue from a nearby utility provider almost covers your yearly taxes! Picturesque views in all directions featuring grasslands, abundant wildlife and truly a very tranquil setting. Zoned as Agricultural, this property is much more business friendly than the average country residential acreage property. Only a short drive to all amenities & schools. Book your private viewing today to truly appreciate every piece of this property.

Inclusions:
Property Listed By:

**Green House, Storage Sheds, Tractor with front end loader,
Legacy Real Estate Services**

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













