



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**284073 RANGE ROAD 31 , Rural Rocky View County T0M 1L0**

MLS® #: **A2164366**

Area: **NONE**

Listing Date: **09/09/24**

List Price: **\$889,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$10k, 20-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **1976**

Finished Floor Area  
Abv Sqft: **1,777**  
Low Sqft:  
Ttl Sqft: **1,777**

Lot Information  
Lot Sz Ar: **174,240 sqft**  
Lot Shape:

Access:  
Lot Feat: **Landscaped, Many Trees, Private**  
Park Feat: **Triple Garage Detached**

DOM

**19**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split, Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet, Laminate**  
Water Source: **Well**  
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	8' 5" x 4' 3"
Sunroom/Solarium	Main	8' 8" x 13' 4"
Dining Room	Main	11' 10" x 9' 2"
5pc Bathroom	Second	8' 4" x 6' 7"
Bedroom	Second	13' 2" x 10' 9"
3pc Bathroom	Basement	7' 6" x 8' 11"

Room	Level	Dimensions
Bedroom - Primary	Main	11' 10" x 11' 9"
Kitchen	Main	12' 1" x 17' 2"
Mud Room	Main	5' 4" x 9' 10"
Bedroom	Second	11' 11" x 10' 9"
Living Room	Main	11' 11" x 26' 4"
Bedroom	Basement	11' 1" x 17' 6"

Game Room

Basement

22`9" x 15`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-RUR**

**0610574**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPTEMBER 21, 2-4 PM. This Prime Location Offers Stunning Mountain Views, Adding a Breathtaking Backdrop to Your Peaceful Acreage . Are You Looking For a Fully Developed Acreage in the Community of Madden. This 4 Acre Property Has it All, the Fully Developed 4 Bdrm Home, Triple Detached Garage, Secondary Garage That has Been Turned into Half Gym & Half Barn. Upon Entering the Home, You'll be Welcomed by an Oversized Mudroom, Perfect for Keeping Things Organized and Managing the Daily Hustle. This Spacious Entryway Offers Plenty of Storage and Functionality. Just a Few Steps up From the Mudroom, You'll Enter the Bright and Sunny Kitchen, Dining, and Living Room Area. The Kitchen was Completely Upgraded in 2016, Featuring Modern Finishes, and Plenty of Counter Space—Ideal for Cooking and Entertaining. This Open-Concept Area is Filled with Natural Light, Making it the Perfect Space for Family Gatherings or Hosting Guests. Off the Dining Area, You'll Find a Cozy Sunroom—a Perfect Retreat for Enjoying your Morning Coffee or Evening Wine. Surrounded by Windows, This Inviting Space Offers Plenty of Natural Light and Year-Round West Views of the Beautiful Outdoors. Upstairs, You'll Find Two Spacious Bedrooms. One of the Bedrooms Features a Walk-in Closet, Providing Ample Storage Space. The Floor Also Includes a Luxurious 4-piece Bath, Complete with Dual Sinks, a Deep Soaking Tub, —Offering Both Style and Comfort. The Spacious Primary Suite, Complete With a Walk-in Closet and a Private Ensuite for Added Convenience and Luxury. The Suite Also Features a Walk-out to the Hot tub, Offering a Perfect Blend of Relaxation and Privacy—Ideal for Unwinding After a Long Day. The Basement Hosts an Additional Oversized Bedroom with a Walk-in Closet, Providing Ample Space for Guests or Family Members. It Also Includes a 3-Piece Bath for Added Convenience. The Large Rec Room Area Offers Versatility for Various Uses, Whether as a Playroom, Home Theater, or Additional Living Space. Outside, the Acreage Offers a Range of Recreational Amenities, Including a Beach Volleyball Court and a Firepit Area—Perfect for Enjoying Summer Evenings and Gatherings. The Beautifully Landscaped Yard Provides Ample Space for Any Acreage Aspirations You May Have, Whether it's Gardening, Outdoor Activities, or Creating Your Own Personal Retreat. The Barn on the Property Includes Stalls and a Cross-Fenced Area for Pasture, Making it Ideal for Housing Livestock. Enjoy the Tranquility of Country Living with the Convenience of an Easy Commute. This Prime Location Offers a Perfect Balance of Peaceful Acreage Living and Accessibility to Urban Amenities. Call to Book Your Tour Today!**

Inclusions:  
Property Listed By:

**Hot Tub**  
**CIR Realty**

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











