



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**234163 RANGE ROAD 280 , Rural Rocky View County T1X 0H5**

MLS®#: **A2164982**      Area: **NONE**      Listing Date: **09/11/24**      List Price: **\$2,690,000**  
 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**      Finished Floor Area  
 Year Built: **1995**      Abv Sqft: **2,242**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,397,244 sqft**      Ttl Sqft: **2,242**  
 Lot Shape:

DOM

**101**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **25**  
 Garage Sz: **3**

Access:

Lot Feat: **Front Yard,Gentle Sloping,No Neighbours Behind,Open Lot,Pasture**  
 Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Guest,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air,Natural Gas**  
 Sewer: **Septic Field,Septic System,Septic Tank**  
 Ext Feat: **Balcony,Private Yard**

Construction: **Post & Beam,Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer**  
 Int Feat: **Built-in Features,Central Vacuum,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`1" x 6`10"	Mud Room	Main	5`11" x 3`1"
Laundry	Main	5`11" x 4`1"	2pc Bathroom	Main	4`11" x 5`10"
Office	Main	10`9" x 10`8"	Living Room	Main	14`0" x 16`8"
Breakfast Nook	Main	13`2" x 9`10"	Other	Main	10`0" x 35`1"
Kitchen	Main	10`9" x 13`1"	Pantry	Main	3`8" x 3`8"
Dining Room	Main	21`1" x 12`5"	Bedroom	Second	9`3" x 10`4"

Walk-In Closet	Second	2`6" x 5`3"	Bedroom	Second	10`7" x 9`4"
Walk-In Closet	Second	2`3" x 6`1"	4pc Bathroom	Second	4`11" x 8`10"
Bedroom	Second	12`2" x 10`10"	Bedroom - Primary	Second	13`11" x 14`11"
Walk-In Closet	Second	3`11" x 8`11"	4pc Ensuite bath	Second	14`3" x 9`3"
Storage	Basement	3`9" x 10`6"	Furnace/Utility Room	Basement	12`2" x 8`3"
4pc Bathroom	Basement	5`0" x 10`0"	Family Room	Basement	14`0" x 32`9"
Bedroom	Basement	19`5" x 10`0"	Walk-In Closet	Basement	9`0" x 4`10"

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 0311346  
 Zoning: A

Remarks

Pub Rmks: **Discover unparalleled opportunity with this exceptional 78-acre property just minutes outside of Chestermere and Calgary. Perfectly blending modern living with vast investment potential, this fully renovated home offers a unique chance to own a piece of serene countryside with breathtaking views of Rocky View County's skyline. 78 Acres of subdividable land offers an investment opportunity with endless possibilities. The property comes with a completely renovated home, full walk-out basement, air conditioning, main floor and upper floor decks, and is move-in-ready! This 5-bedroom home has been fully updated with all-new high-end finishings, designed to impress even the most discerning buyers. With panoramic country views, enjoy your morning coffee or host unforgettable gatherings while taking in the expansive, unobstructed views of Calgary's skyline, framed by beautiful rolling hills. The proximity to Chestermere & Calgary is a rare find where you can enjoy the peace and privacy of rural living while being just a short drive from the amenities and conveniences of the city. Perfect for professionals commuting to Calgary or families who want the best of both worlds. Whether you're looking for an expansive family estate, a retreat from the city, or an investment property with development potential, this acreage has it all. Ideal for those with a passion for outdoor living, equestrian activities, or simply enjoying the space and privacy that 78 acres affords. This is more than just a home—it's an opportunity to create your dream lifestyle while securing a smart investment for the future. With the potential to subdivide and build, the possibilities are truly endless with MD approval. Don't miss out on this rare opportunity to own a premier piece of Alberta real estate with exceptional future growth potential. Contact your favorite realtor to schedule a private viewing and experience the beauty, of this stunning 78-acre property!**

Inclusions: NA  
 Property Listed By: eXp Realty

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























