



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 Detached
Sub Type: Rural Rocky View County
City/Town:
Year Built: 1995
Lot Information
Lot Sz Ar: 3,397,244 sqft
Lot Shape:

DOM

8
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Laundry, Office, Kitchen, Dining Room, Mud Room, 2pc Bathroom, Living Room, Pantry, Bedroom with their respective levels and dimensions.

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. The possibilities are endless! 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. 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























