



THE
A-TEAM

**RE/MAX
FIRST**

281229 RANGE ROAD 274 , Rural Rocky View County T4A 1Y5

MLS® #: **A2166857** Area: **NONE** Listing Date: **09/24/24** List Price: **\$865,000**
 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: **1983**
Lot Information
 Lot Sz Ar: **175,546 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,671**
 Low Sqft:
 Ttl Sqft: **1,671**

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**
 Garage Sz: **4**

Access:
 Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Level,Treed**
 Park Feat: **Concrete Driveway,Double Garage Attached,Double Garage Detached,Gravel Driveway,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Tank**
 Ext Feat: **Garden,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Built-in Features**
 Utilities: **Electricity Connected,Natural Gas Connected,Phone Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 4`8"	3pc Ensuite bath	Main	7`11" x 5`8"
4pc Bathroom	Main	7`4" x 8`0"	Bedroom	Main	11`8" x 11`10"
Bedroom	Main	11`8" x 10`2"	Dining Room	Main	13`2" x 11`4"
Foyer	Main	13`4" x 6`0"	Kitchen	Main	13`2" x 14`9"

Laundry
Bedroom - Primary
Bedroom
Game Room
Furnace/Utility Room

Main 9`3" x 11`6"
Main 12`10" x 22`9"
Basement 8`9" x 21`2"
Basement 16`6" x 46`5"
Basement 13`0" x 12`2"

Living Room
3pc Bathroom
Office
Storage

Main 14`5" x 17`5"
Basement 8`9" x 11`10"
Basement 7`5" x 7`2"
Basement 9`2" x 26`10"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

Zoning:
A-GEN

Remarks

Pub Rmks: **Escape to your peaceful 4 acre homestead, just 20 minutes northeast of Airdrie. This rancher style, 4 bedroom family home is surrounded by mature trees and landscaping, including apple trees and berry bushes, grassy front and back yards, wide open pasture area, and even a small pond. The property features a heated double attached garage and heated double detached garage, both with epoxy flooring, fenced garden plots, fenced dog run, sheds, a greenhouse, and a playground. Stepping inside the home, you'll find a sunk in living room with built-in bookshelves, a lovely bay window, and a cozy wood burning fireplace. The bright and spacious kitchen hosts tons of cabinet space, a new stove and dishwasher (2024), and flows right into the dining area with patio doors leading out to the deck. There are 3 great sized bedrooms and all with closets on the main level, including a huge master bedroom with a 3 piece ensuite, as well as a full bathroom. You'll appreciate the large laundry room with plenty of counter and cupboard space. There is also a convenient half bathroom located just in from the garage beside the laundry room. Heading downstairs brings you to a massive recreation room with a wet bar, an office area, a 4th bedroom, a 3 piece bathroom, and loads of storage. The home was also fully painted inside in 2024. Enjoy the space and privacy that this well maintained acreage and rural living offers, with access to amenities just a short drive away.**

Inclusions:
 Property Listed By: **Playground**
RE/MAX Real Estate (Central)

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











