



THE
A-TEAM

**RE/MAX
FIRST**

281097 & 281093 TOWNSHIP ROAD 264 , Rural Rocky View County T4A3C8

MLS®#: **A2167257**

Area: **NONE**

Listing Date: **09/18/24**

List Price: **\$829,500**

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: **1964**
Lot Information
Lot Sz Ar: **511,394 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,305**
Low Sqft:
Ttl Sqft: **1,305**

DOM

1
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **0**
Garage Sz: **4**

Access:
Lot Feat:
Park Feat:

Fruit Trees/Shrub(s),No Neighbours Behind,Level,Many Trees,Private,Rectangular Lot,Secluded Double Garage Detached,Gravel Driveway,RV Access/Parking,RV Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Forced Air,Natural Gas**
Sewer: **Septic Field**
Ext Feat: **Other,Private Yard,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,No Smoking Home,Stone Counters**
Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected**

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`10" x 10`3"
Living Room	Main	18`3" x 15`0"
Kitchen	Main	12`3" x 10`11"
Foyer	Main	6`11" x 4`5"
Mud Room	Main	8`3" x 4`0"
Flex Space	Lower	9`2" x 8`11"
Game Room	Lower	18`7" x 17`7"
Furnace/Utility Room	Lower	14`0" x 12`0"
Storage	Lower	190`0" x 10`0"

Room	Level	Dimensions
Bedroom	Main	12`6" x 9`9"
Dining Room	Main	12`9" x 9`8"
Breakfast Nook	Main	6`0" x 5`0"
3pc Bathroom	Main	8`7" x 6`5"
Bedroom	Lower	12`7" x 9`7"
3pc Bathroom	Lower	6`4" x 5`3"
Den	Lower	9`6" x 7`3"
Storage	Lower	10`0" x 10`0"

Title: **Fee Simple**
 Zoning: **A-GEN**
 Legal Desc: **1412479**

Remarks

Pub Rmks: **An almost unbelievable opportunity presents itself with this country residential property. Escape the city with room to roam on 11.74 acres of land! Far enough away for privacy, yet close enough for practicality. This property is conveniently located 28 minutes from Calgary International Airport, 15 minutes to CrossIron Mills shopping, and 15 minutes to Airdrie. With two homes on this property, each with its own address, the prospect of possibilities is endless. Guest house? Airbnb? The main residence is a solid bi-level with two bedrooms on the main floor, a three-piece bath, and a generous living room. The lower level includes three additional rooms and another full bathroom, providing plenty of space. Rounding out the layout is a spacious recreational area and a large laundry room in the lower level. The secondary residence is a charming bi-level featuring a wood-burning fireplace for those cozy country nights. A comfortable living room, kitchen, and 3 piece bath complete the main floor. The lower level is partially finished with two rooms and a nicely sized family room. Every great enterprise requires a place to store treasures and create. The options are plentiful with a spacious Quonset, barn, and metal shop building. The shop features a large overhead door, 220V power, natural gas rough-in, and a mezzanine level. With room for an RV, commercial truck, or equipment, the choice is yours. This potential homestead also includes a chicken coop, greenhouse, and space for your flock or herd. Two wells onsite provide abundant water, with one feeding underground lines that supply water to an animal feeder and irrigation for a growing area. Self-sustainability won't be a problem for homesteaders on this property. Welcome to the freedom of country living with virtually unlimited possibilities!**

Inclusions: **3 Semi-trailers on property, as is.**
 Property Listed By: **Real Estate Professionals Inc.**

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













