

253129 RANGE ROAD 285 Street, Rural Rocky View County T2M 4L5

A2167799 NONE 09/21/24 List Price: **\$1,650,000** MLS®#: Area: Listing

Status: Active County: **Rocky View County** Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Detached

City/Town: **Rural Rocky View** Finished Floor Area County Abv Saft: 2,625

> 1993 Low Sqft:

> > Ttl Sqft:

165,528 sqft

Parking

DOM

<u>Layout</u>

Beds:

Baths:

Style:

2.625

7

Ttl Park: 0 Garage Sz: 1

1(1)

1.0 (1 0)

2 Storey, Acreage

with Residence

Access:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

Lot Feat: Back Yard, Lawn, Garden, Level, Private, See Remarks, Treed Park Feat:

Single Garage Detached

Utilities and Features

Roof: **Asphalt Shingle** Heating:

Construction: Forced Air, Other, Propane

Sewer: Septic Field

Balcony, Garden, Private Yard Ext Feat:

Vinyl Siding Flooring: Carpet, Vinyl Water Source: Well Fnd/Bsmt:

Slab

Kitchen Appl: Electric Stove, Freezer, Refrigerator

Int Feat: Chandelier, Laminate Counters, Natural Woodwork, Separate Entrance, Wood Windows

Utilities:

Room Information

Room Level Level **Dimensions Dimensions** Room **Bedroom - Primary** Upper 12`0" x 12`0" 3pc Bathroom Upper 0'0" x 0'0"

Legal/Tax/Financial

Title: Zonina:

Fee Simple Country Residential Legal Desc: **9111215**

Remarks

Pub Rmks: Attention investors! Check out this great 4 acre property adjacent to Calgary, East on Country Hills Blvd and 100 Street. The home is a bi-level / 2 story and owners

have lived here for over 30years. There is a large gravel driveway, land is level and fenced. There is a water well, septic field, and lots of room for you to run

around. This property is being sold "AS IS, WHERE IS", perfect for a handyman. Notice needed as there are dogs on property.

Inclusions: See remarks

Property Listed By: CIR Realty

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













