



THE
A-TEAM

**RE/MAX
FIRST**

240156 RANGE ROAD 35 , Rural Rocky View County T3Z 2W7

MLS® #: **A2168796** Area: **NONE** Listing Date: **09/26/24** List Price: **\$1,350,000**
 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: **1968**
Lot Information
 Lot Sz Ar: **849,420 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,519**
 Low Sqft:
 Ttl Sqft: **2,519**

DOM

10
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **10**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Lawn,Treed,Views**
 Park Feat: **RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**
 Int Feat: **Built-in Features,Ceiling Fan(s),Storage,Sump Pump(s)**
 Utilities: **Electricity Paid For,Natural Gas Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`5" x 13`7"	Kitchen	Main	11`7" x 9`1"
Kitchen	Main	17`3" x 15`1"	Dining Room	Main	20`8" x 11`11"
Dining Room	Main	11`7" x 11`2"	Bedroom - Primary	Main	11`5" x 11`5"
Bedroom	Main	12`0" x 9`3"	Bedroom	Main	12`0" x 8`2"
4pc Bathroom	Main	11`7" x 7`0"	Family Room	Upper	23`7" x 16`9"
Office	Upper	15`2" x 12`0"	Game Room	Lower	25`11" x 22`9"

Furnace/Utility Room
Bedroom
3pc Bathroom
Furnace/Utility Room

Lower
Basement
Basement
Basement

7`10" x 4`4"
11`6" x 10`2"
11`1" x 6`8"
11`7" x 12`5"

Game Room
Bedroom
Storage
Furnace/Utility Room

Basement
Basement
Basement
Basement

24`2" x 16`5"
10`11" x 11`0"
11`6" x 6`8"
10`5" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
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Remarks

Pub Rmks: **Nearly 20 Acres in South Springbank with a House, Quonset and Garage! This is an incredible opportunity to get into the sought after community of Springbank with endless opportunities for the purchaser. The original home was built in approx. 1968 and features a more recent addition. In total there is over 4000SF on all levels with 5 bedrooms and 2 baths plus a detached garage with in floor hydronic heating, and a large quonset and workshop area. Although there are many positive aspects of the house and out buildings, this property requires some attention and is being sold AS-IS, Where-Is, including the remaining furniture and contents. Inspections are welcomed and will be permitted for the Buyer to conduct their due diligence. Real Property Report is on Order and the seller has no Well information readily available. Viewings by appointment only.**

Inclusions:
Property Listed By: **As is where is**
eXp Realty

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