



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**261025 MOUNTAIN VIEW Road, Rural Rocky View County T3P 1A6**

MLS®#: **A2169118**      Area: **NONE**      Listing Date: **09/27/24**      List Price: **\$1,590,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$9k, 23-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **1971**  
Lot Information  
 Lot Sz Ar: **277,912 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,828**  
 Low Sqft:  
 Ttl Sqft: **1,828**

DOM

**127**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (2 2)**  
 Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Yard, Cleared, Waterfall**  
 Park Feat: **Double Garage Attached, Driveway**  
Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Septic Field**  
 Ext Feat: **None**

Construction: **Vinyl Siding, Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source: **Dugout, Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **No Animal Home, No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`9" x 4`1"	2pc Ensuite bath	Main	4`1" x 5`1"
4pc Bathroom	Main	7`5" x 5`1"	Bedroom	Main	11`8" x 10`1"
Bedroom	Main	11`8" x 7`11"	Dining Room	Main	10`7" x 15`4"
Kitchen	Main	10`11" x 20`9"	Living Room	Main	21`5" x 20`2"
Bedroom - Primary	Main	15`7" x 11`10"	Storage	Main	21`11" x 13`0"
3pc Bathroom	Basement	4`6" x 11`3"	Bedroom	Basement	11`2" x 14`0"
Living Room	Basement	20`4" x 27`0"	Storage	Basement	15`4" x 11`7"
Furnace/Utility Room	Basement	3`5" x 7`0"			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**AC**

**9010700**

Remarks

Pub Rmks: **Welcome to your dream acreage! This beautifully renovated home boasts a spacious open-concept layout, perfect for modern living. Upstairs, you'll find three generously sized bedrooms and one and a half bathrooms, providing plenty of room for family and guests along with a kitchen with a neutral toned kitchen, living room, and dining area. The main level flows seamlessly, creating a bright and inviting atmosphere ideal for entertaining. The finished illegal basement features an additional bedroom and bathroom, offering versatility and extra privacy. Set on a serene landscape, this property combines comfortable living with the tranquility of country life.**

Inclusions:  
Property Listed By: **NONE  
CIR Realty**

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











