



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**261025 MOUNTAIN VIEW Road, Calgary T3P 1A6**

MLS® #: **A2169118**

Area: **NONE**

Listing Date: **09/27/24**

List Price: **\$1,599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
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

**9**

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:

Ext Feat: **None**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Vinyl Plank**

Water Source:

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"**

Legal/Tax/Financial

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:

**NONE**

Property Listed By:

**CIR Realty**

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