



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15048 TOWNSHIP ROAD 284 , Rural Rocky View County T0M0S0**

MLS® #: **A2170432**      Area: **NONE**      Listing Date: **10/03/24**      List Price: **\$1,250,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Rocky View County**  
 City/Town: **1988**  
 Year Built: **837,223 sqft**  
 Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,932**  
 Low Sqft:  
 Ttl Sqft: **2,932**

DOM

**3**  
Layout  
 Beds: **4 (4 )**  
 Baths: **3.0 (3 0)**  
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **8**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard, Lawn, Garden, No Neighbours Behind, Many Trees, Native Plants, Pasture**  
 Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Metal**  
 Heating: **Forced Air**  
 Sewer: **Holding Tank, Open Discharge**  
 Ext Feat: **Fire Pit, Garden, Private Yard**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Refrigerator, Washer/Dryer**  
 Int Feat: **French Door, Kitchen Island, No Smoking Home, Open Floorplan, Primary Downstairs, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`2" x 15`1"
Dining Room	Main	13`6" x 8`0"
Bonus Room	Upper	17`5" x 11`10"
Walk-In Closet	Main	6`5" x 5`1"
Bedroom - Primary	Main	13`6" x 19`10"
Bedroom	Upper	10`2" x 9`11"
3pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	13`6" x 11`3"
Game Room	Main	32`9" x 13`3"
Flex Space	Basement	46`8" x 15`0"
Laundry	Upper	15`6" x 9`11"
Bedroom	Upper	13`7" x 11`10"
Bedroom	Upper	18`9" x 13`6"
4pc Bathroom	Upper	0`0" x 0`0"

Title:  
**Fee Simple**  
 Legal Desc:

**0914735**

Zoning:  
**R-Rur**

Remarks

Pub Rmks: **Open House Saturday October 5, 2024 from 1-4 pm! A wonderful opportunity just SW of Crossfield! This HUGE 2,932 sq ft custom two-storey is situated on 19.22 acres +/- and must be seen to be appreciated! Entering the property, you are greeted by a meticulously landscaped, beautifully treed yard. Upon entering the home, you are greeted by a mudroom with a sink and built-in shelving. The country kitchen is spacious and sunny, with more than enough cabinet and counter space. The large dining area is highlighted by south windows with stunning views of the yard and door leading to the East-facing deck. The living room is a fantastic space that is highlighted by a gas fireplace, more south facing windows, and a batten board wall. There was an addition of a games room on the home that adds close to 450 sq ft of space and includes a walk-in storage closet and a woodburning stove with beautiful stone hearth. Doors off the games room lead to a second deck on the south side of the house. Finishing off the main floor is the primary retreat that is very spacious with a walk-in closet. A cheater door leads to the 4 pce main bath with an oversized jetted tub with shower head and make up counter. The upper level is comprised of a BONUS ROOM, three great-sized bedrooms, and two full baths! There is also a giant LAUNDRY ROOM with a door accessing a balcony with a CLOTHESLINE, sink and counter, and additional storage space. The lower level is partially finished and ready for future development. The house has undergone many UPGRADES, including but not limited to: new furnace, HWT and Water Softener in March of 2018 and metal roof and stucco in 2014. There is ample storage and a great sized cold room to store your root vegetables and canning. The property includes a 31'4" x 25'6" detached GARAGE, 24' x 20' shed, 40' x 20' 8" barn with concrete floors and a 40' x 20' hay shed. This property is an absolute stunner and must be seen to be appreciated!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Rocky View Real Estate**

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





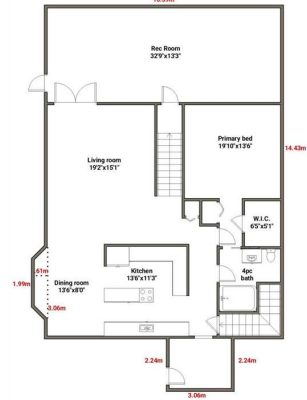




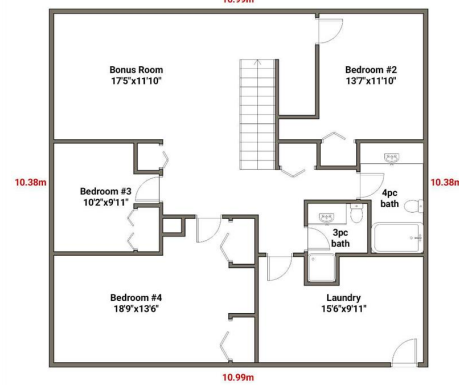




**Main Level**



**2nd Level**



**Basement**

