



THE
A-TEAM

**RE/MAX
FIRST**

283129 TOWNSHIP ROAD 250 ROCKY VIEW COUNTY , Rural Rocky View County T2M 4L5

MLS®#: **A2171792**

Area: **Conrich Meadows**

Listing Date: **11/27/24**

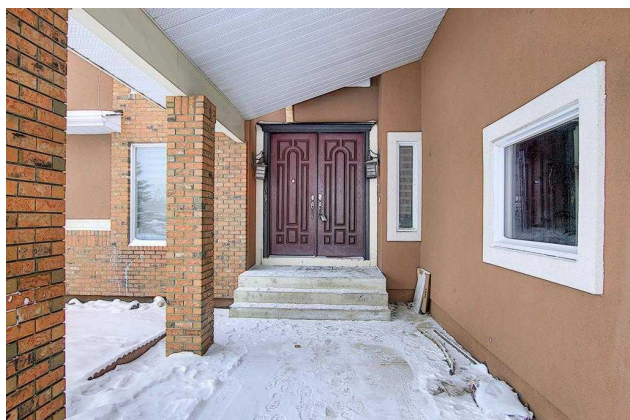
List Price: **\$1,499,000**

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: **1993**
Lot Information
Lot Sz Ar: **177,724 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,358**
Low Sqft:
Ttl Sqft: **2,358**

DOM

24
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **1 and Half Storey, Acreage with Residence**

Access:
Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Bar, Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| 4pc Ensuite bath | Main | 7`6" x 15`0" |
| Bedroom - Primary | Main | 11`8" x 11`8" |
| Spice Kitchen | Main | 8`1" x 6`1" |
| Mud Room | Main | 5`8" x 4`7" |
| Dining Room | Main | 9`11" x 9`4" |
| Bedroom | Upper | 11`8" x 12`10" |

| Room | Level | Dimensions |
|--------------------------------|-------|-----------------|
| Walk-In Closet | Main | 9`0" x 6`11" |
| Living Room | Main | 16`10" x 16`11" |
| Kitchen | Main | 12`3" x 13`9" |
| 2pc Bathroom | Main | 4`5" x 5`0" |
| Living/Dining Room Combination | Main | 11`4" x 10`11" |
| 3pc Ensuite bath | Upper | 5`0" x 7`7" |

| | | | | | |
|----------------|-----------------|------------------------|-----------------------------|-----------------|---------------------|
| Bedroom | Upper | 12`10" x 12`10" | 3pc Ensuite bath | Upper | 6`1" x 7`9" |
| Bedroom | Upper | 9`8" x 10`0" | Furnace/Utility Room | Basement | 13`1" x 7`9" |
| Bedroom | Basement | 16`4" x 10`5" | 3pc Bathroom | Basement | 6`9" x 11`1" |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **Residential**
 Legal Desc: **2**

Remarks

Pub Rmks: **Amazing 4.08 acre parcel in the much sought after community of Conrich. Fully developed and beautifully renovated with granite, stainless appliances, hardwood/tile/marble/carpet package, new light fixtures . Features include a theatre room, work-out area, wet bar, and an oversized double garage. Every room AG has a balcony/deck and all rooms have an attached bathroom. Zoning can be changed as it is in the CONRICH ASP PLAN.**

Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

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



