

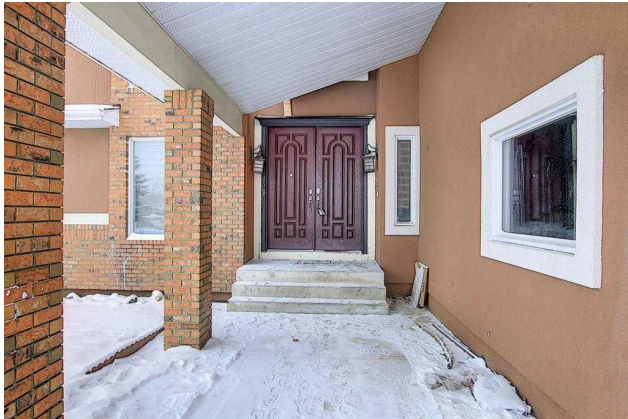


THE
A-TEAM

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

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

DOM

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

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	Room	Level	Dimensions
4pc Ensuite bath	Main	7`6" x 15`0"	Walk-In Closet	Main	9`0" x 6`11"
Bedroom - Primary	Main	11`8" x 11`8"	Living Room	Main	16`10" x 16`11"
Spice Kitchen	Main	8`1" x 6`1"	Kitchen	Main	12`3" x 13`9"
Mud Room	Main	5`8" x 4`7"	2pc Bathroom	Main	4`5" x 5`0"
Dining Room	Main	9`11" x 9`4"	Living/Dining Room Combination	Main	11`4" x 10`11"
Bedroom	Upper	11`8" x 12`10"	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



