



THE
A-TEAM

**RE/MAX
FIRST**

240132 RANGE RD 34 , Rural Rocky View County T3Z 1M8

MLS®#: **A2171920**

Area:

Listing **10/11/24**

List Price: **\$4,800,000**

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: **1992**
Lot Information
Lot Sz Ar: **6,098,400 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,035**
Low Sqft:
Ttl Sqft: **2,035**

DOM

42
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **5**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Farm,Front Yard,Lawn,No Neighbours Behind,Landscaped,Many Trees,Pasture,Private,Views**

Park Feat: **Double Garage Detached,Front Drive,Garage Door Opener,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas,See Remarks**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Dog Run,Fire Pit,Playground,Private Entrance,Private Yard**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum,Tile**
Water Source: **Private,Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	18`11" x 13`11"	Dining Room	Main	15`4" x 11`11"
Living Room	Main	12`3" x 14`7"	Kitchen	Main	11`6" x 14`8"
Bedroom - Primary	Main	16`8" x 12`7"	Bedroom	Main	12`2" x 11`5"
Bedroom	Main	9`10" x 9`10"	2pc Bathroom	Main	
4pc Bathroom	Main		5pc Ensuite bath	Main	
Family Room	Lower	14`0" x 14`6"	Exercise Room	Lower	16`9" x 13`11"
Game Room	Lower	15`9" x 21`8"	Bedroom	Lower	13`10" x 13`7"

Bedroom **Lower** **10`5" x 11`5"** **4pc Bathroom** **Lower**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-RUR**
Legal Desc: Remarks

Pub Rmks: **Welcome to your dream country home! Located only 15 minutes West of Calgary off Highway 8, this incredible location keeps you within a very easy drive to amenities while offering all the glory of country living. The picturesque 140 acres is currently being farmed but offers countless opportunities for pastureland, animals or leasing. The home provides complete privacy from any neighbors and proudly displays the spectacular views of peaceful farmland, the rolling foothills and the majestic Rocky Mountains from every angle. The entrance along the winding, tree-lined driveway immediately sets the stage for the tranquility of entire property. Fully lined in mature Spruce trees and perfectly accented with hedges, shrub and flower beds, the breath-taking landscaping is something that takes years to achieve. Not only are the mature trees along the driveway into the property, but line the entire perimeter of the 140 acres, something you would see in the estate ranches of Kentucky! The charming Connecticut-styled country home welcomes you with a cozy, covered front porch, soaring peaks and rooflines accented with arched and mullioned windows and a triple attached garage adorned with a weathervane topped cupola. This bungalow-styled home offers numerous outdoor spaces to enjoy the peaceful surroundings. The main level boasts vaulted ceilings, two bedrooms, a home office that can be used as a third bedroom and a bright and sunny open floorplan. Recent renovations include kitchen updates, all new stainless-steel appliances, updated bathrooms, a new roof, a new hot water tank and a new furnace. The lower-level walkout offers two additional bedrooms, a family room, a gym space, a games room and a wet bar. This well-appointed and immaculate home is spacious enough for a large family without being too large to age in place. Whether you are looking for a weekend retreat, a full-time home outside the city, a place to run a farm or boarding facility or an investment property, this one-of-a-kind home is everything you could ever dream of.**

Inclusions: **Hot tub - as is**
Property Listed By: **Coldwell Banker Mountain Central**

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













