



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

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

190

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,Landscaped,Lawn,Many
Trees,No Neighbours Behind,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

Room

Level

Dimensions

Great Room

Main

18`11" x 13`11"

Living Room

Main

12`3" x 14`7"

Bedroom - Primary

Main

16`8" x 12`7"

Bedroom

Main

9`10" x 9`10"

4pc Bathroom

Main

Family Room

Lower

14`0" x 14`6"

Game Room

Lower

15`9" x 21`8"

Room

Level

Dimensions

Dining Room

Main

15`4" x 11`11"

Kitchen

Main

11`6" x 14`8"

Bedroom

Main

12`2" x 11`5"

2pc Bathroom

Main

5pc Ensuite bath

Main

Exercise Room

Lower

16`9" x 13`11"

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:		<p>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 achieve. Not only are the mature trees along the driveway into the property, but line the entire perimeter of the 140 ares, 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.</p>		
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













