



THE
A-TEAM

**RE/MAX
FIRST**

272187 TOWNSHIP ROAD 240 , Rural Rocky View County T2P 2G7

MLS® #: **A2171972**

Area: **NONE**

Listing Date: **10/10/24**

List Price: **\$1,350,000**

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: **1994**

Finished Floor Area
Abv Sqft: **1,284**
Low Sqft:
Ttl Sqft: **1,284**

DOM

42
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **420,354 sqft**
Lot Shape:

Parking

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

Access:

Lawn,Garden,Level,Yard Lights,Pasture,See Remarks

Lot Feat:

Park Feat:

Double Garage Attached,Garage Door Opener,Heated Garage,Insulated,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic System,Septic Tank**
Ext Feat: **Fire Pit,Garden,Lighting**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Linoleum**
Water Source: **See Remarks,Well**
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,See Remarks,Vaulted Ceiling(s)**
Utilities: **Electricity Connected,Natural Gas Connected,See Remarks,Water Connected**

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------|-----------------|----------------------|--------------------------|-----------------|-----------------------|
| Kitchen | Main | 11`2" x 8`7" | Dining Room | Main | 10`9" x 10`0" |
| Living Room | Main | 19`8" x 11`2" | Bedroom - Primary | Main | 14`2" x 13`11" |
| Bedroom | Main | 10`4" x 9`11" | Bedroom | Main | 10`9" x 9`11" |
| Flex Space | Basement | 16`0" x 9`8" | Game Room | Basement | 22`2" x 16`3" |

Office
Furnace/Utility Room
4pc Bathroom
3pc Bathroom

Basement
Basement
Main
Basement

21`7" x 11`2"
9`7" x 9`4"
8`3" x 4`11"
6`8" x 5`3"

Laundry
Storage
3pc Ensuite bath

Basement
Basement
Main

9`6" x 9`6"
12`10" x 7`3"
9`6" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
ag

Remarks

Pub Rmks: **THIS IS YOUR OPPORTUNITY TO OWN AN INCREDIBLE ACREAGE! Come and view this amazing property and see all that it has to offer! At just under 10 acres, you will have all of the space you need for your family and hobbies! Walk up to this beautiful home, you will love the front porch, an inviting place to spend time and relax. This spacious bungalow has lots of great features, such as 3 bedrooms on the main level, an open kitchen with loads of cupboards and a large pantry, with lots of counter space to prepare your favorite foods. The open dining area has plenty of room to share meals with family and friends. There is huge living room, with ample space for everyone to spend time together. The two sided gas fireplace to add a touch of coziness to this area! From the living room, patio doors lead you to your west facing back deck, ready for you to watch beautiful sunsets. The primary bedroom is very large, with double closets and a 3 piece ensuite. This home had all new windows in 2011. Downstairs, you will find a great play area for the kids. There is also a 3 piece bathroom, and a guest area with wall to wall closets. The laundry space is conveniently located here, along with a huge storage room big enough for everything to stay organized! There is a large office, or use as a flex space, whatever you want it to be! You will enjoy parking in the double attached garage, which is heated and insulated, and comes complete with a workbench, lots of shelving, and a sink for washing up! Plenty of additional parking just outside as well! Now come and check out the outdoor part of this property! The huge 47 x 43 foot barn comes with 5 stalls, an office and/or tack room, hay storage and front and back doors for easy access and drive though ability. Outside there are 4 horse paddocks and 1 pasture space, with many of the fences being recently replaced. The outdoor riding arena is ready to go, complete with night lighting! There are also 2 automatic waterers. The home has new siding in 2022, along with the roof and eaves on both the home and the barn at the same time. The septic field was new this year! With Langdon just a short 10 minute drive away, you have all of the conveniences for many of the stores you need! You can have the quiet of the country with the easy access to major shopping in Calgary in 15 minutes, and just a short 30 minute drive to downtown Calgary. Or head into Strathmore in 15 minutes. Check out the amazing aerial video of this property at this link: <https://youtu.be/fjUYL55fkQ> Book your showing today and don't miss out on this fantastic opportunity to own your own piece of land!**

Inclusions:
Property Listed By: **N/A**
MaxWell Canyon Creek

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











