



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: **\$1,275,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$75k, 10-Jan**

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

104
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:

Lot Feat:

Park Feat:

Lawn,Garden,Level,Yard Lights,Pasture,See Remarks
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! As you drive into the property, you will appreciate all that could be yours! 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 making memories! The TWO SIDED GAS FIREPLACE adds 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. Downstairs, you will find a great PLAY AREA for the kids. There is also ANOTHER 3 piece bathroom, and a generous sized GUEST SPACE with wall to wall closets! The laundry is conveniently located here as well, along with a huge STORAGE room big enough for everything to stay organized! There is a large OFFICE, or you can 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 big WORKBENCH, loads of convenient 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 through ability. Outside there are 4 horse PADDOCKS and 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 NEW roof and eaves on both the home and the barn at the same time. This home had all NEW windows in 2011. The septic field was NEW in 2024 and has had a Septic Feasibility Report already done for you! Nothing for you to have to do but move in and enjoy! CHECK OUT the amazing AERIAL VIDEO of this property at this link: <https://youtu.be/fjUYL55fkQ>. 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. 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











