



THE
A-TEAM

**RE/MAX
FIRST**

244122 CONRICH Road, Rural Rocky View County T2M 4L5

MLS® #: **A2172120**

Area: **NONE**

Listing Date: **10/18/24**

List Price: **\$4,990,000**

Status: **Pending**

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: **2011**
Lot Information
Lot Sz Ar: **1,700,582 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,675**
Low Sqft:
Ttl Sqft: **2,675**

DOM

64
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **7**
Garage Sz: **7**

Access:
Lot Feat: **Corner Lot, Landscaped, Many Trees, Rectangular Lot, Wetlands**
Park Feat: **220 Volt Wiring, Garage Door Opener, Quad or More Detached, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Storage**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source: **Cistern, Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Garage Control(s), Microwave, Oven, Range, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Bar, Bathroom Rough-in, Built-in Features**
Utilities: **Natural Gas Paid, Electricity Paid For, Phone Paid For**

Room Information

Room	Level	Dimensions
Kitchen	Main	15`7" x 20`0"
Living/Dining Room Combination	Main	31`9" x 20`4"
Walk-In Closet	Main	13`5" x 5`7"
Bedroom	Main	10`2" x 13`5"

Room	Level	Dimensions
Living Room	Main	19`4" x 14`0"
Bedroom - Primary	Main	21`3" x 23`0"
5pc Ensuite bath	Main	13`4" x 11`9"
Bedroom	Main	13`10" x 10`2"

3pc Bathroom	Main	11`5" x 9`7"	Laundry	Main	9`4" x 7`2"
Game Room	Lower	40`0" x 34`8"	Bedroom	Lower	14`0" x 17`0"
Bedroom	Lower	13`6" x 9`2"	Bedroom	Lower	14`0" x 8`4"
4pc Bathroom	Lower	9`0" x 5`0"	Walk-In Closet	Lower	13`0" x 5`8"
Storage	Lower	21`8" x 14`3"	Storage	Lower	8`0" x 6`0"
Furnace/Utility Room	Lower	12`8" x 8`4"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **AG**
 Legal Desc: **9112219**

Remarks

Pub Rmks: **Conrich ASP with Custom Executive Bungalow, Triple + Quad Garages, Shop + Two Workshops. Country Quiet, City Close! This one of a kind property features great opportunity for a discerning buyer, with future development potential in the ever-expanding Calgary-Conrich-Chestermere corridor. 39 Acres located in the approved Conrich Hamlet Area Structure Plan (updated June 2024) and fronting onto paved Conrich Road, with quick access to Highway 1, McKnight Boulevard and Stoney Trail. The beautiful custom executive A-frame bungalow is nestled in the privacy of a well-treed tranquil yard and features 5,000+ sq.ft. developed with a spacious open plan featuring unlimited natural light and spacious indoor and outdoor living areas, with six bedrooms, including a 665 sq.ft. main level Primary suite. This home is full of must-see indoor and outdoor upgrades, features and mechanical systems, and hosts a 38'7" x 22'10" attached garage. Ideal business setup (by permit) with outbuildings including a four-bay 39' x 25' detached garage, two heated workshops with container storage, a 2,560 sq.ft. (64' x 40') machine shop with oversize door, horse paddock, and storage sheds. The Seller will also include a variety of maintenance equipment and some furnishings for the property. Qualified buyers should book your viewing now! GST may apply.**

Inclusions: **All "as is" and believed to be in good working order: Living room TV and Lazyboy couch + chair, Kubota tractor, 3 riding mowers + attachments, golf cart, quad, snow blower, seeder, misc. yard tools. Refrigerator water line and upper tray in dishwasher not working, "as is".**

Property Listed By: **Legacy Real Estate Services**

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

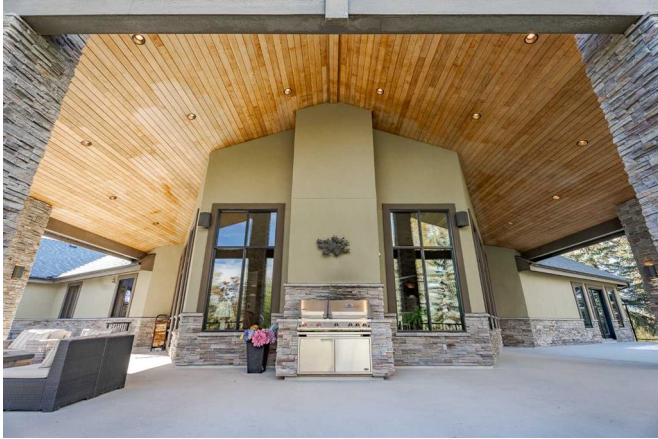












39' x 25' Garage



Two Workshops + Container



2,560 sq.ft.

