



THE A-TEAM

RE/MAX FIRST

53265 TWP RD 283A , Rural Rocky View County T0L 0W0

MLS® #: A2172448 Area: NONE Listing Date: 10/15/24 List Price: \$1,990,000
Status: Pending County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: Rural Rocky View County
Year Built: 1999
Lot Information
Lot Sz Ar: 6,589,756 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 3,480
Low Sqft:
Ttl Sqft: 3,480

DOM 67
Layout
Beds: 5 (3 2)
Baths: 4.5 (4 1)
Style: Acreage with Residence, Bungalow
Parking
Ttl Park: 50
Garage Sz: 9

Access:
Lot Feat: Creek/River/Stream/Pond, Farm, Many Trees, Native Plants, Pasture, Rolling Slope
Park Feat: Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
Sewer: Septic Field
Ext Feat: Other

Construction: Stucco
Flooring: Ceramic Tile, Hardwood
Water Source: Well
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Trash Compactor
Int Feat: Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Utilities: Electricity Connected, Natural Gas Connected

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, 5pc Bathroom, Bedroom, Dining Room, Office, Bedroom, and Bedroom - Primary.

| | | | | | |
|-------------------------|-----------------|-----------------------|---------------------|-----------------|----------------------|
| 5pc Ensuite bath | Main | 75`6" x 39`4" | Storage | Basement | 94`2" x 62`8" |
| Family Room | Basement | 89`7" x 67`3" | Game Room | Basement | 78`1" x 67`7" |
| Den | Basement | 69`3" x 62`8" | 5pc Bathroom | Basement | 45`0" x 26`7" |
| Bedroom | Basement | 51`10" x 36`1" | Bedroom | Basement | 51`6" x 36`9" |
| Bonus Room | Basement | 69`3" x 74`2" | 2pc Bathroom | Main | 5`0" x 5`0" |
| 3pc Ensuite bath | Basement | 10`0" x 8`0" | | | |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A-Gen**
 Legal Desc:

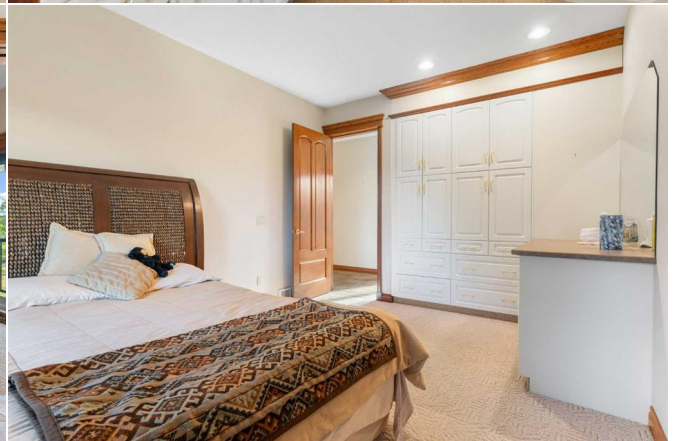
Remarks

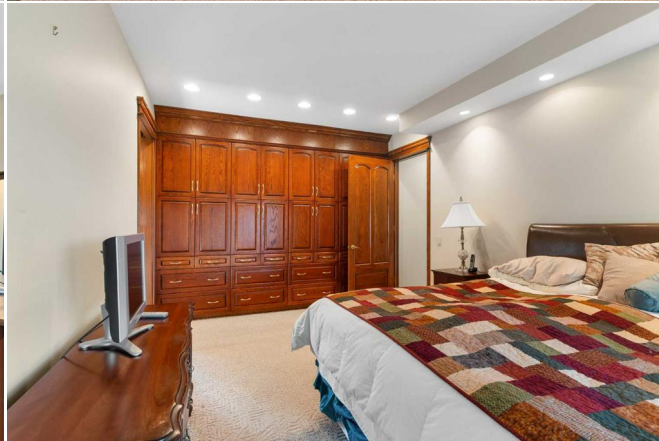
Pub Rmks: **Welcome to your dream home! This captivating custom-built walkout bungalow perfectly blends comfort and practicality, nestled on a remarkable 151-acre parcel in the foothills of Rocky View County. Spanning almost 7,000 sq. ft. of developed living space, the home features 5 bedrooms, 4.5 bathrooms, and a triple attached garage. An additional structure offers approximately 4,000 sq. ft. of versatile shop and office space and 2 drive through bays. Upon entry, you'll be greeted by warmth and comfort at every turn. The thoughtfully designed floorplan seamlessly blends functionality with style. Natural oak hardwood flooring throughout the main level and Nate stone tile add timeless elegance, while the front living room, featuring a cozy wood-burning fireplace, offers an incredible view that will make you fall in love at first sight. Few steps away you will find the wraparound deck allows you to capture stunning mountain and valley views, creating an ideal setting for outdoor entertaining or quiet relaxation. Cherished by families for generations, this nature-surrounded abode invites you to create lasting memories. Custom built in 1999, this home has numerous upgrades to enhance its functionality and adaptability to the environment. Ideal for families and those seeking a serene retreat. There are three spacious bedrooms located in the right wing of the main floor, including the master bedroom, which features its own patio door leading directly to the deck. The master suite is a private retreat, perfect for enjoying the tranquil views and easy access to outdoor living. Custom built oak cabinets throughout the home add a touch of elegance and provide ample storage, beautifully complementing the home's design. Each bedroom is generously sized, offering comfort and privacy for family members or guests. This thoughtful layout enhances the overall functionality and livability of the space, making it an ideal family home. In the right wing of the main floor, you'll find a large kitchen island that caters to all your cooking needs while allowing you to enjoy the stunning views. A set of service stairs leads down to the basement, providing easy access to additional storage and utility spaces. This thoughtful layout enhances both functionality and convenience, making it perfect for culinary enthusiasts and families alike. In the basement, you'll find two additional bedrooms, a bonus room, and ample space perfect for entertaining. The family room is ideal for hosting gatherings, movie nights, or family game sessions. With plenty of room for seating and activities, it creates a welcoming retreat for friends and loved ones. The layout is flexible, easily accommodating various entertainment setups, ensuring you have everything you need for unforgettable moments. Don't miss your chance to own this exceptional property, call your trusted realtor to book an appointment today!**

Inclusions: **NONE**
 Property Listed By: **CIR Realty**

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

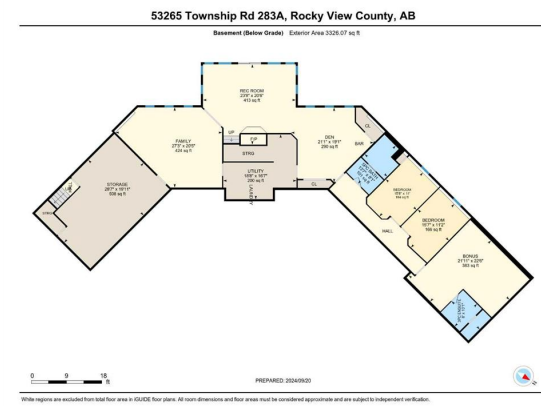
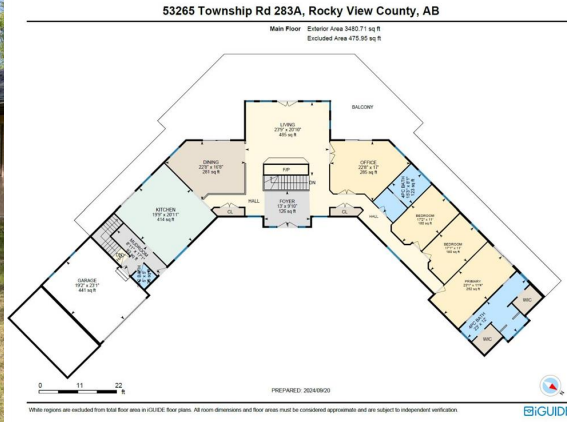












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