



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: **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: **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

36
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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	65`3" x 66`0"	Dining Room	Main	74`10" x 55`1"
Living Room	Main	78`5" x 66`0"	Office	Main	74`10" x 55`9"
5pc Bathroom	Main	50`2" x 26`7"	Bedroom	Main	56`5" x 36`1"
Bedroom	Main	56`1" x 36`1"	Bedroom - Primary	Main	75`9" x 37`5"

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:

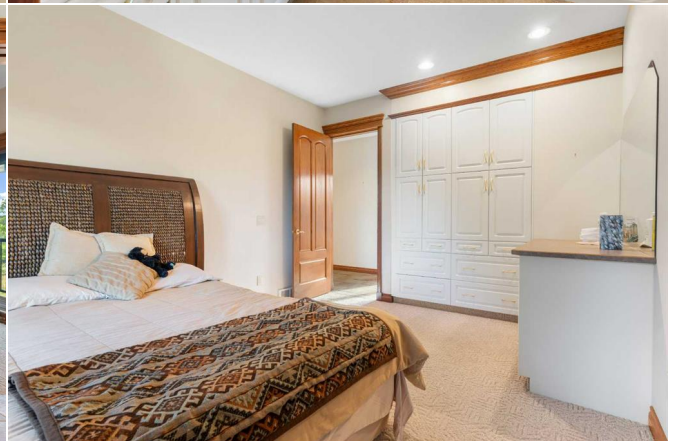
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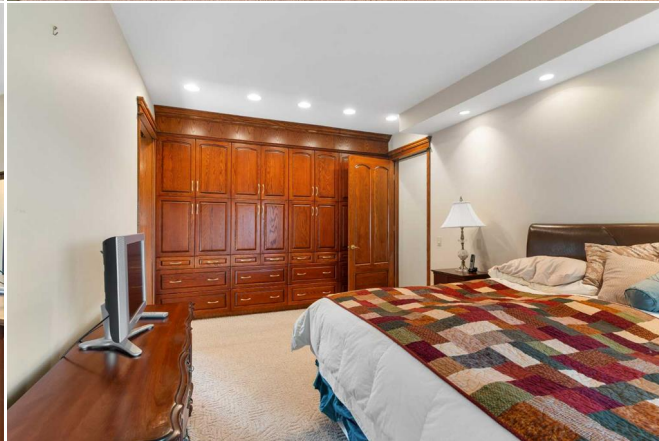
Pub Rmks: **Welcome to your dream home! This captivating custom-built walkout bungalow perfectly blends comfort and practicality, nestled on a remarkable 151-acre parcel in the foothills of Rocky View County. Spanning almost 7,000 sq. ft. of developed living space, the home features 5 bedrooms, 4.5 bathrooms, 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

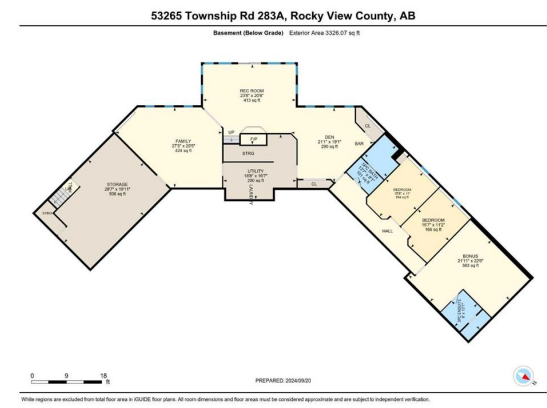
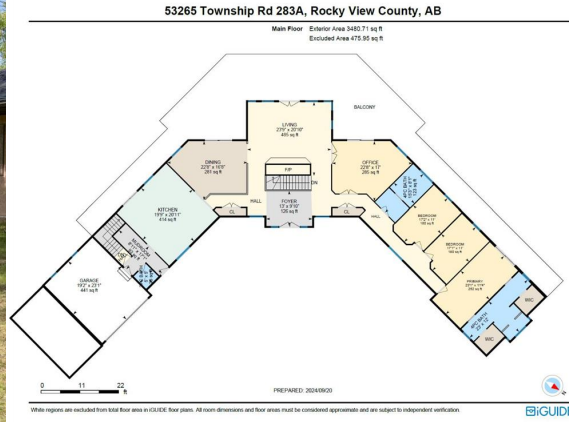












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