



THE
A-TEAM

**RE/MAX
FIRST**

32178 TOWNSHIP ROAD 243A , Rural Rocky View County T2P 2G5

MLS®#: **A2174192** Area: **Springbank** Listing Date: **10/21/24** List Price: **\$1,795,000**
 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** Finished Floor Area
 Year Built: **1975** Abv Sqft: **2,864**
 Lot Information Low Sqft:
 Lot Sz Ar: **132,858 sqft** Ttl Sqft: **2,864**
 Lot Shape:

DOM

0
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **20**
 Garage Sz: **3**

Access:
 Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Front Yard,No Neighbours Behind,Irregular Lot,Landscaped,Many Trees,Open Lot,Paved,Private,Treed**
 Park Feat: **Aggregate,Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Balcony,Fire Pit,Private Yard,Storage**

Construction: **Composite Siding,Stucco**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Wine Refrigerator**
 Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`0" x 19`3"	Kitchen	Main	13`10" x 19`4"
Dining Room	Main	13`1" x 7`2"	Family Room	Main	13`1" x 18`5"
Breakfast Nook	Main	15`3" x 7`7"	Bedroom	Main	10`4" x 6`11"

2pc Bathroom	Main	6`11" x 3`9"	Mud Room	Main	13`8" x 8`1"
Bonus Room	Upper	18`11" x 14`0"	Bedroom - Primary	Upper	26`0" x 15`10"
4pc Ensuite bath	Upper	12`10" x 8`11"	Walk-In Closet	Upper	7`5" x 7`7"
Bedroom	Upper	9`11" x 11`3"	Bedroom	Upper	9`11" x 10`7"
4pc Bathroom	Upper	8`9" x 9`7"	Game Room	Lower	18`8" x 25`11"
Bedroom	Lower	12`5" x 9`6"	4pc Ensuite bath	Lower	7`2" x 8`8"
Storage	Lower	26`8" x 23`10"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **9411809**

Remarks

Pub Rmks: **Nestled on 3+ acres in the prestigious Springbank area, this fully renovated modern acreage offers breathtaking nature views and the perfect blend of luxury and tranquility. The home boasts five spacious bedrooms, including a stunning master suite with a lavish 5-piece ensuite, providing a private spa-like retreat. With four well-appointed bathrooms, a walk-out basement, and a triple garage, this home is designed for both family comfort and effortless entertaining. Enjoy the peace of mind that comes with brand new furnaces and a hot water tank. Also including three huge exterior decks perfect for entertaining or simply relaxing in the fresh air. Surrounded by serene landscapes yet close to city conveniences, this property offers an unparalleled lifestyle in one of Springbanks most desirable locations.**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bravo Realty**

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













