



THE
A-TEAM

**RE/MAX
FIRST**

223015 RANGE ROAD 274 , Rural Rocky View County T0J1X0

MLS® #: **A2174219** Area: **NONE** Listing Date: **10/21/24** List Price: **\$1,299,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **Rocky View County**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **612,018 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,600**
 Low Sqft:
 Ttl Sqft: **2,600**

DOM

22
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **10**

Access:
 Lot Feat: **Creek/River/Stream/Pond, Farm, Garden, Landscaped, Many Trees**
 Park Feat: **Double Garage Attached, Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field**
 Ext Feat: **Fire Pit, Garden, Private Yard, RV Hookup**

Construction: **Wood Frame**
 Flooring: **Hardwood**
 Water Source: **Well**
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Central Vacuum, Granite Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	12`2" x 12`10"	4pc Bathroom	Main	
Office	Main	8`2" x 10`10"	Living Room	Main	12`8" x 16`8"
Kitchen With Eating Area	Main	13`3" x 12`8"	Dining Room	Main	12`2" x 11`10"
Game Room	Main	14`1" x 18`2"	3pc Bathroom	Main	
Laundry	Main	8`2" x 9`0"	Bedroom	Second	10`5" x 14`0"
4pc Bathroom	Second		Bonus Room	Second	10`10" x 12`7"

Bedroom	Second	14`11" x 9`10"	Bedroom Legal/Tax/Financial	Second	12`10" x 14`0"
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Title: **Fee Simple**
 Legal Desc: **Fee Simple**

Zoning: **RG**

Remarks

Pub Rmks: **Country living just 10 minutes from Calgary! 14 Acres, 2600 SF above grade house with 4 bedrooms and an oversized garage. 1600 SF Detached Shop with 12' overhead doors, insulated and heated. Accessory buildings large enough to park farm equipment and a large turkey/chicken coup. Dug out is deep enough to swim and large enough to launch a small boat and is stocked with Rainbow Trout. Property has been extremely well maintained. Roof was completely re finished in the last few weeks! Well pump is brand new this fall. Septic was cleaned and serviced this summer. Hot Water Tank was just flushed and cleaned. Eaves were just cleaned. Property is ready for horses or livestock. Don't miss your opportunity to own this gem!**

Inclusions: **Na**
 Property Listed By: **CIR Realty**

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













