

223015 RANGE ROAD 274 , Rural Rocky View County T0J1X0

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



al Information				DOM			
ype:	Residential			92			
pe:	Detached			Layout			
wn:	Rural Rocky View	Finished Floor Ar	ea	Beds:	4 (4)		
	County	Abv Sqft:	2,600	Baths:	3.0 (3 0)		
uilt:	1977	Low Sqft:		Style:	2 Storey, Acreage		
ormation		Ttl Sqft:	2,600	-	with Residence		
Ar:	612,018 sqft	·					
ape:				Parking			
				Ttl Park:	0		
				Garage Sz:	10		
:							
at:	Creek/River/Stream/Pond,Farm,Garden,Landscaped,Many Trees						
eat:	Double Garage Atta						

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air Sewer: Septic Field Ext Feat: Fire Pit,Garden,Private Yard,RV Hookup Kitchen Appl: Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Cover Int Feat: Central Vacuum,Granite Counters Utilities: Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Cover			Construction: Wood Frame Flooring: Hardwood Water Source: Well Fnd/Bsmt: Wood	Wood Frame Flooring: Hardwood Water Source: Well Fnd/Bsmt: Wood		
				Room Information		
Room Bedroom - Pri Office Kitchen With Game Room Laundry 4pc Bathroom	Eating Area	<u>Level</u> Main Main Main Main Second	Dimensions 12`2" x 12`10" 8`2" x 10`10" 13`3" x 12`8" 14`1" x 18`2" 8`2" x 9`0"	Room 4pc Bathroom Living Room Dining Room 3pc Bathroom Bedroom Bonus Room	<u>Level</u> Main Main Main Second Second	Dimensions 12`8" x 16`8" 12`2" x 11`10" 10`5" x 14`0" 10`10" x 12`7"

Bedroom	Second	14`11" x 9`10"	Bedroom Legal/Tax/Financial	Second	12`10" x 14`0"		
Title: Fee Simple Legal Desc:		Zoning: RG					
5	Remarks						
Pub Rmks: Inclusions: Property Listed By:	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! Na CIR Realty						

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













