



THE
A-TEAM

**RE/MAX
FIRST**

271194 TOWNSHIP ROAD 252 , Rural Rocky View County T1Z 0S7

MLS®#: **A2178292** Area: **NONE** Listing Date: **11/08/24** List Price: **\$1,550,000**
 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: **1975**
 Lot Information
 Lot Sz Ar: **2,892,384 sqft**
 Lot Shape:

DOM

13
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Farm,No Neighbours Behind,Level,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Wood Frame,Wood Siding**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer**
 Int Feat: **Beamed Ceilings,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`5" x 13`2"	Bedroom	Main	11`1" x 14`1"
4pc Bathroom	Main	7`9" x 10`8"	3pc Ensuite bath	Main	6`2" x 7`5"
Bedroom	Main	10`0" x 13`0"	Bedroom	Main	11`9" x 10`8"
Living Room	Main	16`0" x 19`3"	Foyer	Main	12`2" x 4`6"
Dining Room	Main	11`4" x 13`5"	Kitchen	Main	13`6" x 11`2"
Family Room	Main	12`0" x 16`2"	Breakfast Nook	Main	10`3" x 8`10"
Mud Room	Main	17`4" x 11`0"	Laundry	Main	
Laundry	Basement	13`5" x 10`6"	Furnace/Utility Room	Basement	7`0" x 6`11"
Den	Basement	6`6" x 8`10"	Exercise Room	Basement	10`6" x 13`10"

Game Room

Basement

11`11" x 25`9"

2pc Bathroom
Legal/Tax/Financial

Main

Title:
Fee Simple
Legal Desc:

Zoning:
Country Residential (Hobb

Remarks

Pub Rmks: **66.4 ACRES +/- AGRICULTURE LAND THAT IS CLOSE TO CALGARY CITY LIMITS (LESS THAN 10 MINUTES) WITH A HOUSE AND SHOP ON THE PARCEL - This home and parcel of land offers an incredible opportunity with 3 ACCESS ROADS - Highway 9, Township Road 252, and Township Road 252A - LOCATED 15 MINUTES FROM THE PROPOSED De Havilland Field airport along Highway 1 - The property extends over 65 acres of land, which is cultivated and leased for \$7000/year to Ember Resources, providing additional income - In addition to that, this parcel features a stunning 2200+ SQFT BUNGALOW THAT WAS RECENTLY UPDATED WITH FRESH PAINT AND NEW LAMINATE FLOORING - OFFERING 4 BEDS, 2.5 BATHS, 2 CAR GARAGE - VAULTED/BEAMED CEILINGS, MODERN UPDATES WITH RUSTIC CHARACTER - Unique and functional floorplan. Entering the home, you will find a half bath, kitchen and eating nook, family room with fireplace, dining and a large living room with FLOOR TO CEILING WINDOWS AND VAULTED/BEAMED CEILINGS that bring in a lot of natural light. There are 4 bedrooms and 2 FULL baths (ensuite included). Of the 4 bedrooms, 1 is the master that comes with a 3 PC ENSUITE & W.I.C!! 2 CAR GARAGE access, laundry and a mud room complete this floor. The basement has a large rec room, gym space, den, and secondary laundry room. The SHOP (potential mortgage helper) is ideal for housing livestock or storing equipment, and has many amenities such as 3 stalls, a tack room, and an outdoor riding arena with outdoor lights and water feeders for horses - perfect for animal lovers. This home is perfect for people who want the country life but also like having the amenities of a large city nearby - a lovely home on a huge parcel just minutes from Calgary City Limits! GREAT VALUE!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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

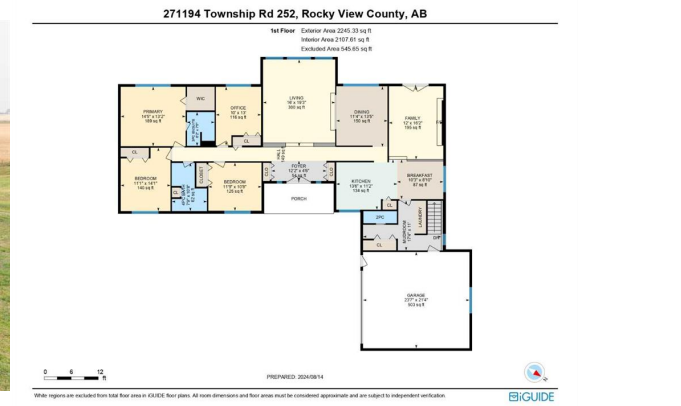
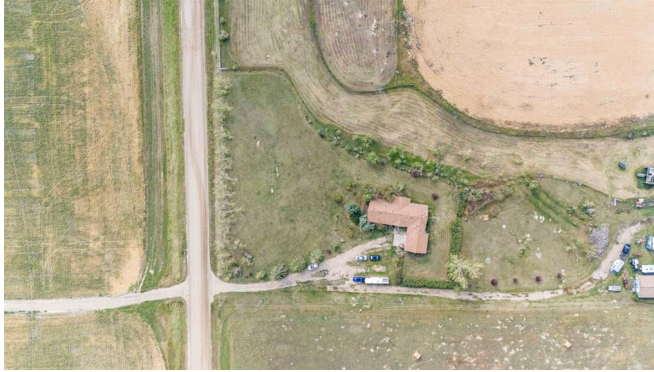












271194 Township Rd 252, Rocky View County, AB

Basement (Below Grade) Exterior Area 803.03 sq ft
Interior Area 728.88 sq ft
Excluded Area 1209.24 sq ft



PREPARED: 2024/08/14



While regions are included from this floor area in GASES floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.