



THE
A-TEAM

**RE/MAX
FIRST**

265177 SKYVIEW Lane, Rural Rocky View County T4C3A2

MLS® #: **A2179305** Area: **NONE** Listing Date: **11/14/24** List Price: **\$1,679,000**
 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: **2004**
 Lot Information
 Lot Sz Ar: **448,668 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Many Trees,Native Plants,Pasture,Private**
 Park Feat: **Heated Garage,Oversized,Triple Garage Attached**

DOM

7
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor Roughed-In,Fireplace(s),Forced Air,Natural Gas**
 Sewer: **Septic Field**
 Ext Feat: **Balcony,Garden**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bathroom Rough-in,Built-in Features,High Ceilings,Kitchen Island,Pantry,See Remarks,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`11"	3pc Bathroom	Main	11`11" x 5`10"
Bedroom	Main	10`10" x 10`5"	Dining Room	Main	14`5" x 15`0"
4pc Ensuite bath	Main	13`10" x 15`0"	Foyer	Main	10`4" x 7`7"
Kitchen	Main	14`7" x 16`11"	Laundry	Main	11`10" x 10`8"
Mud Room	Main	6`11" x 15`11"	Office	Main	9`10" x 10`5"
Bedroom - Primary	Main	16`6" x 19`3"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

0414044

R-RUR

Remarks

Pub Rmks:

*****OPEN HOUSE THIS SATURDAY, NOVEMBER 23RD FROM 12-2PM*** Sitting on just over 10 acres of serene countryside, this solar-powered, net-zero bungalow offers an unparalleled lifestyle of sustainability, comfort, and breathtaking natural beauty with gorgeous mountain views from the back of the home. Located just 10 minutes from Cochrane, this property is perfectly positioned to enjoy the best of country living while being close to all the amenities and services the town has to offer. The home's open-concept floor plan is flooded with natural light, thanks to expansive windows that frame the stunning mountain views. The spacious living room features a double sided brick gas-burning fireplace, with the dining area on the other side. The kitchen is complete with stainless steel appliances, stone countertops and a large pantry, with new flooring throughout the main level. This home features a 2nd bedroom and an office on the main floor that could be a 3rd bedroom, the primary suite is ready for your creative ideas! Main-floor laundry and a mudroom with tons of built-ins add to the home's functional design. Step outside onto the large deck, ideal for enjoying meals, relaxing with family, or simply taking in the beautiful surroundings. In addition to the stunning home, the property is equipped with a large heated shop 42"x48" with compressor and an 18 foot door. The barn has 5 horse stalls and a rear door equipped with heat and water — perfect for anyone with horses. These outbuildings provide endless possibilities for personal or professional use. This Home is a MUST see!**

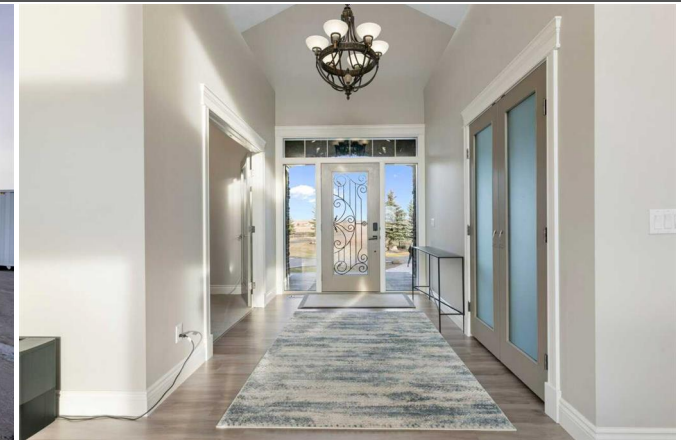
Inclusions:

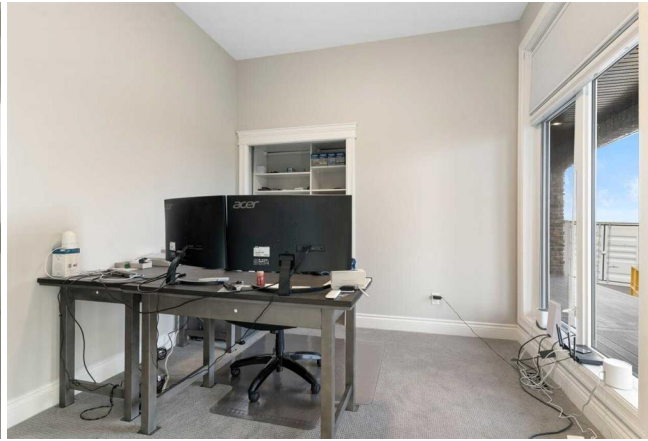
Property Listed By:

NONE

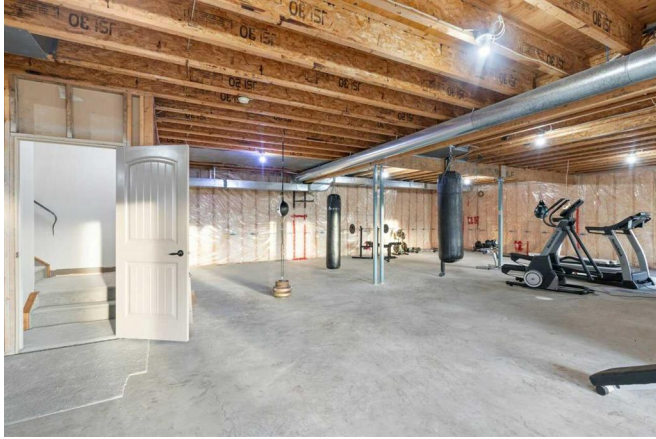
Royal LePage Benchmark

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

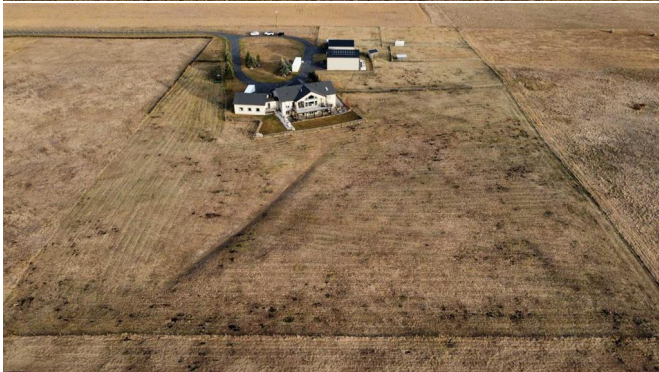












265177 Sky View Ln, Rocky View, AB

Main Building, Total Exterior Area Above Grade 2352.07 sq ft



Main Floor
Exterior Area 2352.07 sq ft



Basement (Below Grade)
Exterior Area 2705.25 sq ft



Notes: Rooms are included from total floor area in CAD/CDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 20241114
iGUIDE