



THE
A-TEAM

**RE/MAX
FIRST**

280235 TOWNSHIP ROAD 240 , Rural Rocky View County T1X 2C7

MLS® #: **A2179426** Area: **NONE** Listing Date: **11/15/24** List Price: **\$3,299,900**
 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: **1950**
 Year Built: **1950**
 Lot Information
 Lot Sz Ar: **1,510,225 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,428**
 Low Sqft:
 Ttl Sqft: **1,428**

DOM

68
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Creek/River/Stream/Pond,Few Trees,Lawn,Irregular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Composite Siding,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source: **Well**
 Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Freezer,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	13`10" x 11`11"	Den	Main	9`0" x 9`5"
Kitchen	Main	10`11" x 11`6"	Dining Room	Main	10`11" x 9`11"
4pc Bathroom	Main	7`5" x 9`1"	Family Room	Main	20`9" x 12`0"
Bedroom	Main	13`0" x 9`0"	Bedroom	Basement	14`1" x 10`9"







