



THE
A-TEAM

**RE/MAX
FIRST**

241036 RANGE ROAD 272 , Rural Rocky View County T1X 2E4

MLS® #: **A2179687** Area: **NONE** Listing Date: **11/16/24** List Price: **\$1,190,000**
 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: **1989**
Lot Information
 Lot Sz Ar: **860,310 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,444**
 Low Sqft:
 Ttl Sqft: **3,444**

DOM

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

Parking

Ttl Park: **10**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Farm,Few Trees,Garden,No Neighbours Behind,Open Lot**
 Park Feat: **Carpport,Parking Pad,Stall,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Tank**
 Ext Feat: **Barbecue,Garden,Playground,Storage**

Construction: **Concrete,Stone**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Refrigerator,Stove(s),Window Coverings**
 Int Feat: **Recessed Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`0" x 16`6"	4pc Bathroom	Main	12`0" x 6`0"
Bedroom	Main	10`0" x 10`8"	3pc Bathroom	Main	10`5" x 12`8"
Bedroom	Main	18`6" x 16`9"	Great Room	Lower	44`0" x 49`2"
Bedroom	Main	14`6" x 15`8"	Living Room	Main	12`6" x 15`8"

Family Room
3pc Bathroom

Main
Lower

20`0" x 15`3"
11`1" x 9`8"

Kitchen

Main

14`8" x 16`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7810666

Zoning:
Country residential

Remarks

Pub Rmks: **Here you'll find a rare opportunity to own 19.0+ acres with a spacious 3444 sq. ft. home near Langdon. Yes, home may need some TLC, but there is a triple garage, 4 bedrooms , 3 baths, and much, much more. The basement is fully developed with a huge arcade area and a theater room. There is lots of room to have horses, hobby farm or whatever your heart desires in the back of the house. You can have your own garden and grow tons of vegetables, if you like. This acreage is only minutes away from the town of Chestermere. There is telephone, natural gas, paved road, overhead electrical, private driveway, septic system, open ditch, 2 barns and a well. Havilland Aircraft of Canada recently purchased a property nearby, with the anticipation of creating 1500 jobs. This acquisition should have a favorable impact on the land values in the vicinity. No RPR and this Property sold "as is".**

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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













