



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**292185 TOWNSHIP ROAD 264 , Rural Rocky View County T8B 1N3**

MLS® #: **A2183266**

Area: **Butte Hills**

Listing Date: **12/13/24**

List Price: **\$1,375,000**

Status: **Active**

County: **Rocky View County**

Change: **+\$126k, 16-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **2000**  
Lot Information  
Lot Sz Ar: **88,862 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,690**  
Low Sqft:  
Ttl Sqft: **1,690**

DOM

**8**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Acreeage with Residence,Bungalow**

Parking

Ttl Park: **10**  
Garage Sz: **7**

Access:

Lot Feat:

Park Feat:

**Back Yard**  
**Parking Pad,Quad or More Detached,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer: **Septic Tank**  
Ext Feat: **Fire Pit,Garden,Private Yard,Storage**

Construction: **Wood Frame**  
Flooring: **Ceramic Tile,Wood**  
Water Source: **Other**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Refrigerator,Stove(s),Washer**  
Int Feat: **Granite Counters,Laminate Counters,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`0" x 13`9"	Bedroom	Main	12`5" x 13`0"
Bedroom	Basement	12`5" x 14`0"	Bedroom	Basement	16`9" x 12`4"
4pc Ensuite bath	Main		4pc Bathroom	Main	
4pc Bathroom	Basement		Kitchen	Main	16`6" x 14`0"

<b>Den</b>	<b>Main</b>	<b>11`3" x 13`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`7" x 7`3"</b>
<b>Nook</b>	<b>Main</b>	<b>12`0" x 11`0"</b>			
Legal/Tax/Financial					

Title:  
**Fee Simple**  
 Legal Desc: **0011684**

Zoning:  
**R-CRD**

Remarks

Pub Rmks: **An automotive enthusiasts (or woodworkers) dream! Massive finished shop, fully insulated with 12' ceilings, epoxy finished floor, and wired for 220v. Large heated oversized triple attached garage with a second floor mezzanine for storage. Attached garage includes a 4 post drive on hoist and 220v too! With 9' ceilings on the main floor and large windows, this home is open and bright throughout. Recently renovated kitchen, with custom cabinetry, hidden appliances, and an abundance of storage. The large quartz waterfall island and counter are perfect for entertaining or bringing out your inner chef. A multi-level deck with partial coverage and exposed aggregate patio are perfect for summer evenings. The aluminum and glass railings allow your views of this luxurious setting to be fully enjoyed. The firepit area is perfect for roasting marshmallows or sharing stories with friends and family. Gardeners, there is also more than enough to fulfill your dreams, with multiple areas of garden space available, obvious care and time has been invested already! Trees are abundant throughout the property, and add to the privacy from the begining of summer through autumn. Main floor den/office is perfect for those that work remote or from home. Main floor laundry room with cabinetry is always a bonus, being only a few steps from the master suite is priceless! The basement bedrooms are very large providing room for all needs.**

Inclusions: **4-POST 220v HOIST, (3) GARAGE DOOR OPENERS, (1) GARAGE DOOR REMOTE, WATER SOFTENER, SECONDARY FRIDGE, UPRIGHT FREEZER, KITCHEN DRINKING WATER FILTRATION SYSTEM.**

Property Listed By: **ComFree**

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



















