



THE
A-TEAM

**RE/MAX
FIRST**

291127 RANGE ROAD 20 , Rural Rocky View County T0M 0S0

MLS®#: **A2184420** Area: **NONE** Listing Date: **12/28/24** List Price: **\$1,016,250**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Agri-Business**
 Sub Type: **Agriculture**
 City/Town: **Rural Rocky View County**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **6,969,600 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **0**
 Low Sqft:
 Ttl Sqft:

DOM
35
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:
Parking
 Ttl Park: **0**
 Garage Sz:

Access: **Other**
 Lot Feat:
 Park Feat:

Utilities and Features

Roof:
 Heating:
 Sewer:
 Ext Feat:
 Kitchen Appl: **None**
 Int Feat:
 Utilities: **See Remarks**

Construction:
 Flooring:
 Water Source:
 Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **AG**
 Legal Desc:

Remarks

Pub Rmks: **This is a partial interest civil enforcement sale under part 7 of the Civil Enforcement Act in Alberta. There are two parties on title and only one person's interest is available at this time. Information as to the property has been obtained through civic records and a recent appraisal of the property and is believed to be accurate**

but not guaranteed to be so. The listing agent has not had access to the property and showings are not available at this time. The residence is a single family bungalow of 2883 sq ft on the main floor consisting of a primary bedroom with a 5 piece ensuite with a steam shower, 3 additional bedrooms, a 4 piece bath, main floor den, main floor laundry, good sized kitchen with heated floors, living room with a fireplace, and a mixture of hardwood, carpet and tile flooring. the lower level is partially developed featuring a large rumpus room. The exterior features a deck with glass railing and an exposed aggregate patio with a built in outdoor kitchen. The property also features a 7200 sq ft riding arena with a 6 inch sand base floor as well as an attached 2880 sq ft barn with a tack room, 6 stalls, (4 with feeders). Six paddocks with a mix of pole and metal fencing. The 3 car attached garage has in floor heating.

Inclusions:

N/A

Property Listed By:

RE/MAX Realty Professionals

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