



THE
A-TEAM

**RE/MAX
FIRST**

251145 RANGE ROAD 33 , Rural Rocky View County T3E1K7

MLS®#: **A2187190**

Area: **Springbank**

Listing Date: **01/17/25**

List Price: **\$1,200,000**

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: **1971**

Finished Floor Area
Abv Sqft: **1,445**
Low Sqft:
Ttl Sqft: **1,445**

DOM

5
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

Lot Information
Lot Sz Ar: **250,905 sqft**
Lot Shape:

Parking
Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Lawn,No Neighbours Behind,Many Trees**
Park Feat: **Additional Parking,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Yard**

Construction: **Wood Siding**
Flooring: **Carpet,Ceramic Tile**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Refrigerator**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`0" x 25`4"	4pc Bathroom	Main	8`3" x 10`0"
Bedroom	Main	8`0" x 10`6"	2pc Bathroom	Main	4`7" x 6`5"
Entrance	Main	4`4" x 11`7"	Kitchen	Main	9`6" x 12`0"
Living Room	Main	23`0" x 13`11"	Dining Room	Main	14`4" x 13`5"

Office	Main	7`2" x 11`6"	Furnace/Utility Room	Basement	3`6" x 3`10"
Bedroom	Basement	17`0" x 10`8"	Bedroom	Basement	11`4" x 7`5"
3pc Bathroom	Basement	4`8" x 7`10"	Laundry	Basement	9`7" x 11`2"
Family Room	Basement	13`7" x 22`4"	Game Room	Basement	22`0" x 14`8"
Bonus Room	Main	4`11" x 7`7"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-RUR**
 Legal Desc: **9110867**

Remarks

Pub Rmks: **Some see the challenge in every opportunity, and the wise few see opportunity in every challenge... This may be an older house, but it sits on the grounds of someone's future dream home. If you're lucky, it could be yours. With unobstructed mountain views, this 5.76-acre property places you permanently on prime real estate. (As the old adage goes, location location location). Restrictions are in place to preserve the beauty of Alberta's landscape, ensuring nothing will stand between you and the majesty of the Rocky Mountains. "If you don't like the reality you see, you create your own." I won't tell you this house is perfect—it's not. You may want to update the kitchen, replace the flooring, or even tear everything down and rebuild from the foundation. And that's the beauty of it. This is your chance to create something extraordinary. Picture yourself building your dream home from the ground up, surrounded by stunning views and open skies. Consider building a second home. Perhaps renovate the existing house and turn it into a cozy retreat or a carriage home. Or even seize the opportunity to design a property that blends your vision with the land's unmatched potential. This isn't just a house; it's a starting point—a foundation for your dreams, whether you're drawn to the land's natural beauty, its affordability in a perfect location, or the opportunity to shape your future. Make it a challenge to come see it for yourself, and try not to fall in love. (All offers will be displayed Friday, January 24th). Call now to schedule a showing.**

Inclusions: **Sellers are open to negotiation on appliances**
 Property Listed By: **eXp Realty**

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





