



THE
A-TEAM

**RE/MAX
FIRST**

44092 & 44080 TOWNSHIP ROAD 274 , Rural Rocky View County T4C 2X8

MLS® #: **A2188111** Area: **NONE** Listing Date: **01/16/25** List Price: **\$2,850,000**
 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** Finished Floor Area
 Year Built: **1987** Abv Sqft: **3,460**
 Lot Information Low Sqft:
 Lot Sz Ar: **1,306,800 sqft** Ttl Sqft: **3,460**
 Lot Shape:

DOM

6
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Access:
 Lot Feat: **Brush, Square Shaped Lot, Treed, Views**
 Park Feat: **Additional Parking, Block Driveway, Covered, Driveway, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Side, Gravel Driveway, Heated Garage, Oversized, Quad or More Attached, RV Access/Parking, Secured, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle, Metal**
 Heating: **In Floor, Forced Air**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Balcony, Fire Pit, Storage**

Construction: **Cement Fiber Board, Wood Frame**
 Flooring: **Cork, Hardwood, Slate, Vinyl**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings**
 Int Feat: **Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Separate Entrance, Stone Counters, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	27`0" x 13`11"	Kitchen	Main	11`7" x 11`2"
Breakfast Nook	Main	10`0" x 9`2"	Dining Room	Main	11`7" x 11`3"













Property boundary lines are approximate