



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**262158 RANGE ROAD 293 , Rural Rocky View County T4A 0N1**

MLS®#: **A2193396**      Area: **Sharp Hill**      Listing Date: **02/28/25**      List Price: **\$1,313,000**  
 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: **1993**  
 Lot Information  
 Lot Sz Ar: **203,425 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,652**  
 Low Sqft:  
 Ttl Sqft: **1,652**

DOM

**10**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Creek/River/Stream/Pond,Farm,Landscaped,Sloped**  
 Park Feat: **Additional Parking,Garage Faces Front,Heated Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer: **Septic Tank**  
 Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Built-In Oven,Gas Range,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`10" x 23`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`4" x 11`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 18`8"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>6`6" x 7`8"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>6`5" x 11`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 12`1"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`11" x 16`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 13`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 10`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`5" x 12`6"</b>
<b>Den</b>	<b>Lower</b>	<b>8`7" x 12`0"</b>

**Game Room**

**Lower**

**29`1" x 22`8"**

**Exercise Room**

**Lower**

**9`2" x 13`3"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CR**

Remarks

Pub Rmks: **Are you ready to leave the Hustle and Bustle of Urban life to enjoy the peace and serenity of Country Living? Look no further than this 3 bedroom 1600 sq ft walk out bungalow nestled on 4.67 acres just north of Cross Iron Mills Shopping Centre. the LR features a three sided gas fireplace. You will love the kitchen with the the custom maple cabinets with many pot drawers, pull out shelving and the granite counter tops . The extra large island is the ideal setting for family and friends to gather for conversations and the dining nook for more formal meals. The main level features three large bedrooms, with a four piece guest bathroom and the primary bedroom features custom built cabinets and a 3 piece bath with glass enclosed walk in shower. The bathrooms feature under cabinets motion sensor lighting for night time ease. The main floor laundry with laundry sink and custom cabinets is located conveniently off the kitchen and there is a door that leads outside to the the triple car garage. The lower level walk out basement includes a massive family room with plenty of natural light, an office space , large 4th bedroom, craft /flex room and unfinished storage area. A 3 piece bath on the lower level is complete with glass wall walk in shower and granite countertop. Triple car garage with heat. The property features a small horse barn, fencing for horses and a chicken coop. The property is on rent now for \$4750 per month.**

Inclusions:  
Property Listed By: **N/A  
Real Estate Professionals Inc.**

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





















