



THE
A-TEAM

**RE/MAX
FIRST**

250257 RANGE ROAD 271 , Rural Rocky View County t1z 0t7

MLS® #: **A2201357**

Area: **NONE**

Listing Date: **03/12/25**

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: **1998**

Lot Information

Lot Sz Ar: **174,240 sqft**
Lot Shape:

Access:

Lot Feat: **No Neighbours Behind,Private,Views**
Park Feat: **220 Volt Wiring,Double Garage Attached,Garage Door Opener,Side By Side**

DOM

2

Layout

Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **6**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor Roughed-In,Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Balcony**

Construction: **Brick,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Double Oven,Electric Cooktop,Electric Stove,Microwave Hood Fan,Range,Range Hood,Refrigerator,Stove(s),Water Conditioner,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Kitchen Island,Separate Entrance,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	19`2" x 14`7"	Bedroom	Second	11`0" x 9`11"
Bedroom	Second	11`7" x 11`0"	Bedroom	Second	11`0" x 10`5"
Bedroom	Lower	11`11" x 7`11"	Game Room	Main	18`0" x 14`5"
Den	Main	9`9" x 7`11"	Den	Lower	12`0" x 9`5"

Living Room	Main	12`6" x 10`5"	Kitchen With Eating Area	Main	18`11" x 18`5"
Dining Room	Main	14`7" x 11`4"	Living Room	Lower	17`10" x 13`6"
Kitchen With Eating Area	Lower	18`5" x 10`1"	Laundry	Main	8`8" x 25`5"
Furnace/Utility Room	Lower	11`4" x 10`2"	Bedroom	Lower	10`10" x 10`4"
2pc Bathroom	Main	5`0" x 4`9"	4pc Bathroom	Upper	9`11" x 4`11"
4pc Bathroom	Lower	9`7" x 5`0"	5pc Ensuite bath	Second	14`8" x 11`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9710392**

Zoning: **RR**

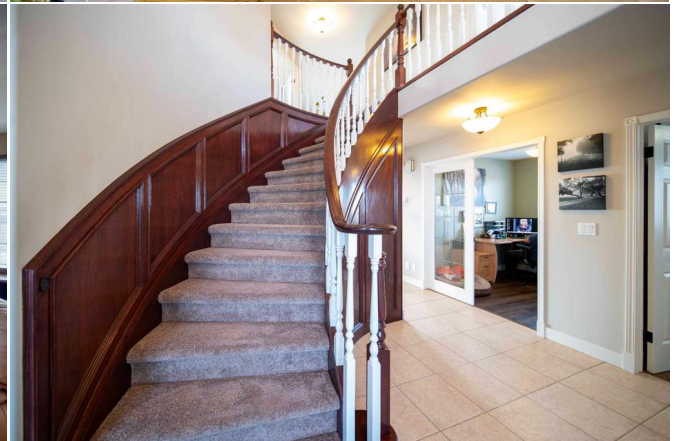
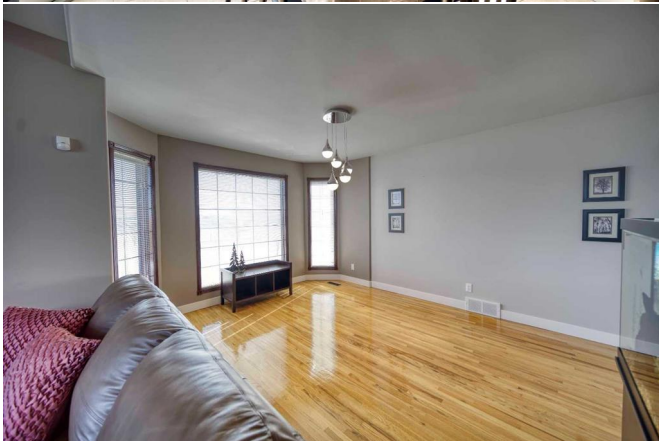
Remarks

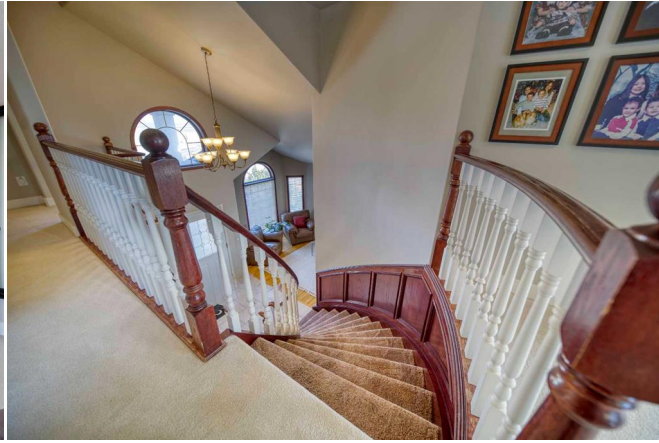
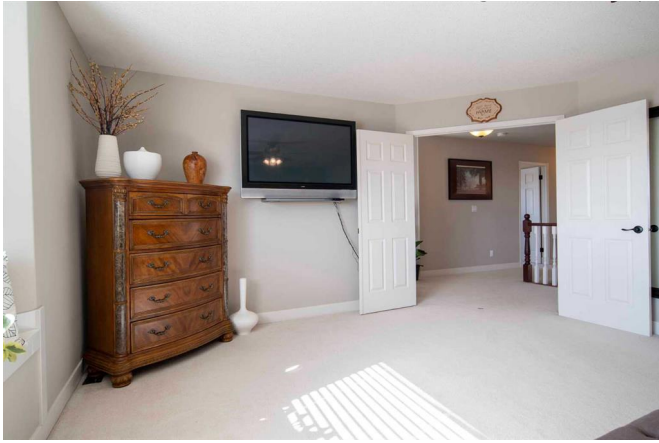
Pub Rmks: **Looking for a private retreat with easy access to Calgary? Look no further. This stunning walkout home, situated on 4 acres, offers breathtaking mountain views from every level. A grand spiral staircase leads to four spacious bedrooms, including a master suite with a luxurious ensuite. The open-concept main floor features a cozy family room and a large kitchen with an island, plus an eat-in nook or formal dining room for special occasions. Two-storey vault in the family room and living rooms, With rounded corners, hardwood and ceramic tile flooring, and a beautifully open layout, this home provides both comfort and privacy. Convenient main floor laundry adds to the home's practicality. The fully finished walk-out basement includes a two-bedrooms, a weight room, a kitchen, and a spacious living room with a fireplace. The lower level is roughed in for in-floor heating. It's not uncommon to see deer and antelope roaming the property. You must visit to truly experience the exceptional quality of life this property offers.**

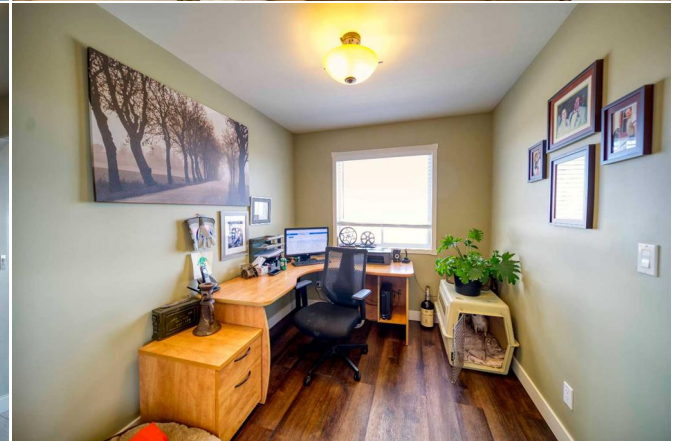
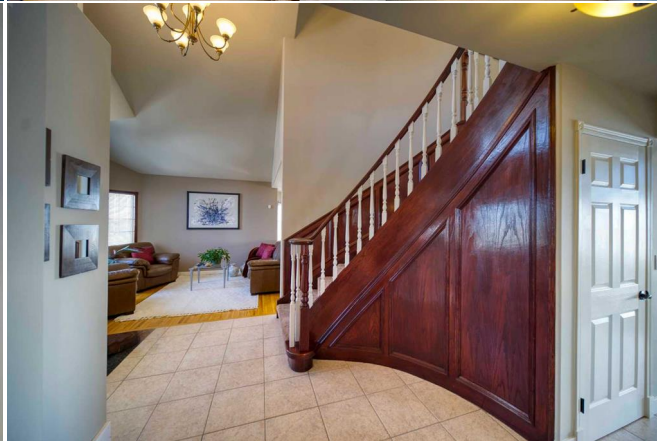
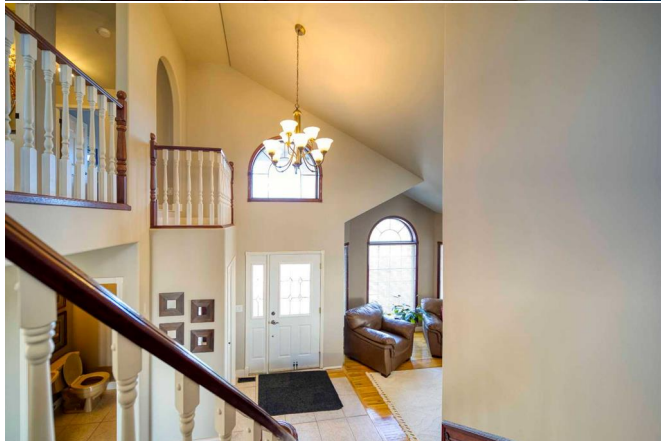
Inclusions: **Water treatment**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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



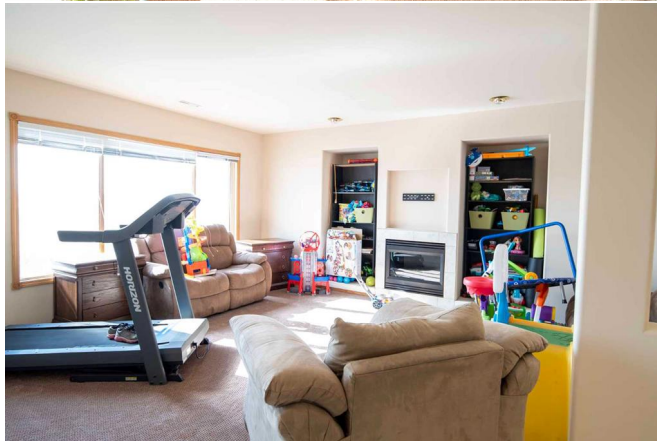
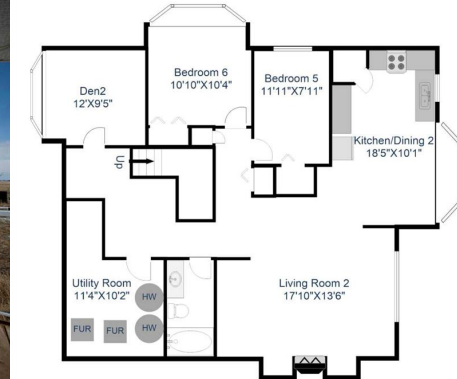








Floor Plan- Basement- 250257 RGE Rd 271



Floor Plan- Main Floor- 250257 RGE Rd 271



Floor Plan- Upper Floor- 250257 RGE Rd 271

