



THE
A-TEAM

**RE/MAX
FIRST**

20015 TOWNSHIP ROAD 264 , Rural Rocky View County T3P 1A1

MLS® #: **A2205043**

Area: **NONE**

Listing Date: **03/21/25**

List Price: **\$3,400,000**

Status: **Pending**

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: **1980**

Finished Floor Area
Abv Sqft: **2,308**
Low Sqft:
Ttl Sqft: **2,308**

DOM

15
Layout
Beds: **6 (3 3)**
Baths: **4.0 (3 2)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **6,969,600 sqft**
Lot Shape:

Parking

Ttl Park: **10**
Garage Sz: **2**

Access:

Other
Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic System**
Ext Feat: **Garden**

Construction: **Brick,See Remarks,Stucco,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source: **Well**
Fnd/Bsmt: **Combination**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Ceiling Fan(s),Chandelier**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`9" x 16`7"
Dinette	Main	10`7" x 9`8"
Dining Room	Main	13`6" x 11`9"
Kitchen	Basement	14`3" x 13`7"
Other	Basement	8`0" x 7`0"
Bedroom - Primary	Main	14`8" x 12`11"
Bedroom	Main	11`11" x 10`5"
Bedroom	Basement	14`8" x 11`10"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	16`7" x 10`7"
Family Room	Main	15`9" x 13`6"
Game Room	Basement	27`11" x 14`4"
Bedroom	Basement	14`3" x 12`3"
Laundry	Main	11`3" x 8`1"
Bedroom	Main	11`11" x 10`8"
Bedroom	Basement	14`8" x 10`11"
2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"

2pc Bathroom

Basement

0`0" x 0`0"

4pc Bathroom
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
A-GEN

Remarks

Pub Rmks: **Stunning full quarter section (160 acres+/-) minutes from Airdrie and approximately 2 miles of the Calgary City limit! SPECTACULAR MOUNTIAN VIEWS to the WEST, CALGARYS CITY CENTER to the SOUTH and PRAIRIE VIEWS to the EAST you do not find a more beautiful location. There is approximately 130 cultivated acres, 25 acres pasture and 5-acre yard site. The solid custom bungalow is fully finished and offers over 4400 sq. ft. of developed space including 2 kitchens, and two-family rooms and a massive, attached, heated garage. Original owner from the 1980 build. Outside you will find a massive garden, several sheds and buildings one containing a root cellar and then there is a large hay shed/barn that leads to come corrals. This is a great buy on hold property for potential further development. Don't miss out on this one, call today to schedule your viewing!**

Inclusions:
Property Listed By: **N/A
RE/MAX Rocky View Real Estate**

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







