



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43062 TOWNSHIP ROAD 250 , Rural Rocky View County T3Z 3H9**

MLS® #: **A2205704**

Area: **NONE**

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

List Price: **\$5,247,900**

Status: **Active**

County: **Rocky View County**

Change: **+\$250k, 25-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **2000**  
Lot Information  
Lot Sz Ar: **6,969,600 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,444**  
Low Sqft:  
Ttl Sqft: **2,444**

DOM

**11**  
Layout  
Beds: **3 (1 2 )**  
Baths: **3.0 (2 2)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **16**  
Garage Sz: **4**

Access:  
Lot Feat: **Back Yard,Farm,Landscaped,Lawn,Level,Many Trees,No Neighbours Behind,Pasture,Private,Underground Sprinklers,Views,Yard Lights**  
Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **See Remarks**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer: **Septic System**  
Ext Feat: **Built-in Barbecue,Lighting,Outdoor Grill,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Smart Home,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`4" x 11`8"
Living Room	Main	19`0" x 16`11"
Office	Main	15`6" x 11`10"
Game Room	Lower	18`6" x 18`2"
Family Room	Lower	18`10" x 16`5"

Room	Level	Dimensions
Breakfast Nook	Main	12`9" x 12`1"
Dining Room	Main	15`5" x 14`5"
Mud Room	Main	15`10" x 12`0"
Game Room	Lower	25`4" x 7`7"
Other	Lower	8`10" x 7`9"

<b>Exercise Room</b>	<b>Lower</b>	<b>15`9" x 13`3"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>11`6" x 9`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>21`11" x 13`7"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>18`4" x 14`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`4" x 11`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`11" x 5`2"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>14`7" x 12`10"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	<b>7`7" x 5`0"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>9`11" x 7`0"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **AG**  
 Legal Desc:

Remarks

Pub Rmks: **\*\*Enjoy the Cinamatic Video\*\* Extraordinary Estate - Where Luxury Meets Serenity. Discover the pinnacle of privacy and tranquility on this breathtaking 160-acre property, perfectly framed by panoramic mountain views and thoughtfully enhanced with 16 solar panels for sustainable living. This exceptional estate features a stunning walk-out bungalow with over 4,660 sq ft of luxurious living space, offering 3 bedrooms, 2 full baths, and 2 half baths—where refined country living meets modern comfort. Step into an expansive, light-filled open-concept main level, where every detail is crafted to perfection. At the heart of the home lies a chef's kitchen that is a culinary dream, equipped with high-end Sub-Zero and Wolf appliances designed for precision and performance. Generous custom cabinetry provides ample storage, while the seamless flow to the living and dining areas creates a warm and inviting atmosphere. From every angle, you are treated to sweeping mountain vistas that enhance the beauty of this remarkable home. The dining area opens effortlessly onto an expansive outdoor space, where a built-in BBQ makes al fresco dining a delight, all set against the backdrop of endless skies and rugged peaks. The main floor's primary suite serves as a private sanctuary, designed for ultimate relaxation. The spa-like ensuite offers a deep soaker tub to melt away the day, along with dual vanities and a spacious walk-in shower—creating a serene space to unwind after exploring your vast property. The fully developed walk-out lower level is designed for leisure and entertainment. A spacious recreation room provides the perfect setting for gatherings, while the stylish bar ensures that hosting friends and family is effortless. Additional guest accommodations on this level guarantee that every visitor feels right at home. For horse enthusiasts, the property offers exceptional amenities, including cross fencing that allows for seamless pasture management and a well-built shelter to protect your horses or other animals, ensuring their comfort year-round. Additionally, a versatile Quonset on the property provides ample space for storage, equipment, or hobby use, making it ideal for a variety of rural lifestyle needs. With rolling hills, open pastures, and majestic mountain views at every turn, this estate captures the essence of serene countryside living. The inclusion of 16 solar panels underscores a commitment to sustainability, blending environmental consciousness with modern convenience. This extraordinary property offers more than just a home—it's a lifestyle. Whether you're an equestrian, nature enthusiast, or simply seeking a peaceful retreat away from the hustle and bustle, this rare and remarkable estate invites you to embrace its beauty, privacy, and endless possibilities.....A must see to appreciate !!!**

Inclusions: **Pool Table and accessories**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











