



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**270016 TOWNSHIP ROAD 234A , Rural Rocky View County T0J 1X0**

MLS® #: **A2206097**

Area: **NONE**

Listing Date: **03/28/25**

List Price: **\$1,150,000**

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: **1972**

Finished Floor Area  
Abv Sqft: **839**  
Low Sqft:  
Ttl Sqft: **839**

DOM

**8**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Acreage with Residence,Bungalow**

Lot Information  
Lot Sz Ar: **844,192 sqft**  
Lot Shape:

Parking  
Ttl Park: **0**  
Garage Sz:

Access:  
Lot Feat: **Few Trees,Front Yard,Garden**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Septic Field**  
Ext Feat: **Fire Pit,Private Yard,Storage**

Construction: **Vinyl Siding**  
Flooring: **Linoleum,Vinyl Plank**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`5" x 10`0"	Bedroom	Main	8`11" x 10`0"
Living Room	Main	12`5" x 15`6"	Kitchen	Main	10`8" x 9`0"
Dining Room	Main	8`11" x 7`0"	4pc Bathroom	Main	7`11" x 4`11"
Entrance	Main	3`11" x 3`5"	Living Room	Lower	11`7" x 19`9"
Furnace/Utility Room	Lower	10`1" x 7`9"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **973 LK**

Zoning: **A-SMALL**

Remarks

Pub Rmks: **Prime Investment Opportunity mostly land value - Single family house with 19.38+/- Acres in Sought after Location. Seize this rare chance to invest in a 19.38+/- acre property in the MD of Rocky View that is located minutes to Langdon. This 2 bedroom 1 bath bungalow sits nicely on the front corner of the lot. The home features a relatively open plan with a generous sized great room and a nice sized kitchen with stainless steel appliances and sliding glass doors to the 2 tiered deck. All rooms have been recently painted and new laminate vinyl flooring installed. There is a new 4 pce bathroom that is accented with modern black fixtures. This property is strategically positioned with easy access to Glenmore Trail, Stony Trail and the Trans Canada Highway. The house is situated in the front corner of the 19 plus acre lot that stretches along rural road 270. The property is situated on the corner of rr 234a which leads to a culdesac of additional acreages. There is some future development going on in the surrounding area with the De Havilland plant being built . This bungalow was built in 1972 by Fine Line Homes and sits on a concrete foundation. With access off Twp Rd 234A and surrounded by established 4+ acre subdivisions, this property may have the potential for possible future redevelopment. This property is turn key ready, the basement is awaiting future development with roughed in plumbing. Directions: East on Glenmore Trail, continue past Langdon's 4-way stop, turn north at Boundary Road/Range Road 270, and follow for 3 km to Twp Rd 234A (first cul-de-sac). Don't miss out... contact your favorite realtor to show you this wonderful property!**

Inclusions: **sheds as viewed**  
 Property Listed By: **Diamond Realty & Associates LTD.**

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







