

\$1,099,000 - 255245 Range Road 281, Rural Rocky View County

MLS® #A2106891

\$1,099,000

3 Bedroom, 2.00 Bathroom, 1,241 sqft
Residential on 19.88 Acres

NONE, Rural Rocky View County, Alberta

OPPORTUNITY KNOCKS! This beautifully treed 19.87 acres +/- must be seen to be appreciated! The home boasts almost 1,250 sq. ft. +/- on the main floor and 989 sq ft in the developed basement! When entering through the covered porch into the mudroom, you are greeted by a nice big space with built in cabinetry. The galley kitchen is clean and offers ample cabinet and counter space and a dining area. The living room is spacious with a big picture window and a stunning brick covered wood burning fireplace as a focal point. There are three bedrooms, one of which is the primary retreat that is a great size and can fit king sized bed, there is a built-in wardrobe and a 2 pce ensuite. The lower level is fully developed into a HUGE family room/recreation room. There is basement laundry, cold storage, a great sized storage room. Outside, this gorgeous property has so much to offer. There is an oversized insulated double garage with an additional carport bay attached. There is a classic older barn on the property that measures 80x60 with air compressor that is staying with the property. The hoist and generator will stay as well. The property is ideal for horses with horse shelters and auto waterer! There is an unimproved road allowance along the entire north boundary that could possibly aid in future subdivision. This is must-see, call your favorite agent to show you today!



Built in 1972

Essential Information

MLS® #	A2106891
Price	\$1,099,000
Sold Price	\$970,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	19.88
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	255245 Range Road 281
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T1Z0M1

Amenities

Parking Spaces	8
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	March 31st, 2024
Days on Market	51
Zoning	A-SML
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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