

\$1,100,000 - 33037 Township Road 284, Rural Rocky View County

MLS® #A2116919

\$1,100,000

4 Bedroom, 3.00 Bathroom, 1,453 sqft
Residential on 5.00 Acres

NONE, Rural Rocky View County, Alberta

On a quiet street with stunning views, you will find a beautiful 5 acre parcel. Featuring a custom built air conditioned walkout bungalow with approximately 2739 sq ft of living space, 4 bedrooms and 3 bathrooms. Enter into the foyer on the main level to a bright open kitchen and family/dinning room with high ceilings and large windows to showcase the beautiful views of the surrounding landscape. Kitchen has granite countertops, pantry, soft close drawers. A relaxing primary suite with walk in closet and large primary bathroom, as well as an additional bedroom that is currently used as an office. A large mud room/laundry room off the garage complete this level. Enjoy dinner on the southwest facing low maintenance deck and watch the sunset. Recent updates include stainless steel appliances in 2022 as well as luxury vinyl plank floors, surge protector for the house, led lights, and a UV water filtration system. The newly finished walk out has gorgeous maple beams, an office, two additional bedrooms, bathroom, and a huge living or games room. This property has an auto entry gate, is landscaped and has an irrigation system for the yard (well produces 14 gpm). Bring the horses! Three Fenced pastures with shelters and a shed featuring two box stalls on one side and a man cave or garage space on the other not to mention the additional covered hay and or equipment storage shed! This property is ready for you to



move in, nothing to do but sit back and enjoy.
Located southwest of Madden, only 30 min
from Airdrie, Cochrane or NW Calgary and 20
min to Carstairs! Please view video tour.

Built in 2010

Essential Information

MLS® #	A2116919
Price	\$1,100,000
Sold Price	\$1,100,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,453
Acres	5.00
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	33037 Township Road 284
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M0S0

Amenities

Parking	Double Garage Attached, Driveway, Parking Pad, Single Garage Detached
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Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Washer/Dryer, Water Purifier, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, Irregular Lot, Landscaped, Underground Sprinklers, Pasture
Roof	Asphalt Shingle
Construction	Mixed, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 19th, 2024
Days on Market	14
Zoning	R-RUR
HOA Fees	0.00

Listing Details

Listing Office	Engel & Volkers Calgary
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