

272255 Range Road 275

W: 4 R: 27 T: 27 S: 18 Q: Northeast

C4263922 Active

LP: \$1,795,000

SP:

OP: \$1,800,000

PD:

DOM: 47



Class: Detached
Style: Detached
Year Built: 2003
LINC #: 0034506197
Legal Plan: Blk: Lot:

Area: Rural Rocky View County
Community: None 8888
Postal Code: T4A 2Y8
Condo Type: Not a Condo
Possession: 15/Negotiable

Land Use: RF
Title to Land: Fee Simple
Conform Rpt:
Restrictions: None Known

New Hm:
Tax Amt/Yr: \$4,185/2019
Local Imp Amt:
HOA: No
Condo Fee:

156 acres of farm land 10 minutes East of Airdrie. 146 acres is cultivated and rented. The balance of the land houses a unique 2770 sq. ft. 2 storey home, a 24' 6" x 36' 4" detached garage which has an upper level 812 sq. ft. mother in law suite. Also on the property is 40' x 80' shop & a 61' x 54' barn. The property is fenced & cross fenced, has 5 water hydrants and 3 Ritchie waterers and would make a great horse lovers paradise as the well produces 30 gpm. 3 surface oil field wells gives you an added \$8300.00 per year annual income. This property is 1 mile off pavement. The 2700 sq. ft 2 storey home has a stucco exterior & metal roof. The basement and the first floor are ICF construction & roughed in for infloor heating. This property is a must to see! See additional remarks. Please Note: Included in the sale is a Bonus Gift from the seller's of a Brand new 2019 FORD F-150 XLT Ford truck to be in the garage on the day of possession.

Directions: From Airdrie take Highway 567 (Exit 285) East to Range Road 275. Go North on Range Road 275 (dead end road) approximately 1 mile. Property is the 2nd house on the west side of the road. Blue sign 272255 RR 275

Rooms & Measurements

Table with columns: Room Type, Dim/M, Dim/Ft, Level, Bedrooms A/T, Rms Abv, F/H Baths. Includes rows for Kitchen, Dining Rm, Office, Living Rm, Family Rm, Mstr Bed, Bedroom, Laundry, Solarium, and a summary row for Total A.G.

Property Information

Basement: Full-Unfinished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Stucco
Roof Type: Metal
Front Exp: East
Garage Dim: 24'6" x 36'4"
Parking: 5/Triple Garage Detached
Features: Deck, Fire Pit, Skylight, Sunroom
Site Influences: Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No Through Road, Private Setting, See Remarks, Vegetable Garden, View Mountain
Goods Included: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Stove-Gas, Washer, Window Coverings-All
Goods Excluded:
HOA Fee Incl:

Rural

911 Address:
Road Access:
Water Supply:
Water GPM:
Depth of Well:
Water Report Yr:
Bus Srvc:
Nearest Town:
School District:
Elem School:
High School:
School Bus:
Directions:
Heating Desc:
Power Desc:
Phone Desc:
Sewer/Septic:
Yr Sewer Cleaned:
Total Acres:
Acres Cleared:
Acres Cult:
Acres Pasture:
Acres Fenced:
Acres Irrigated:
Acres Water Rights:
Acres Leasehold:
Parcels:
LP/Acre:
From Airdrie take Highway 567 (Exit 285) East to Range Road 275. Go North on Range Road 275 (dead end road) approximately 1 mile. Property is the 2nd house on the west side of the road. Blue sign 272255 RR 275

Agent & Office Information

List Firm: CIR REALTY
Ownership: Private
Exclusion/SRR: No/No
List Date: 08/15/2019

Printed: 10/01/2019