



240122 Range Road 34
Rural Rocky View County, Alberta

MLS # A2146026



\$1,395,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,778 sq.ft.	Age:	1965 (59 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Double Garage Detached, Workshop in Garage		
Lot Size:	14.44 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-24-3-W5
Exterior:	Stucco	Zoning:	R-RUR p4.0
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: n/a

Amazing opportunity to BUY 14.44 acres in SOUTH SPRINGBANK with STUNNING MOUNTAIN views with home with over 5,400 sqft of total developed sqft, HEATED 60 x 40 SHOP/QUONSET with kitchen/office + approx. 770 sqft grandfathered ACCESSORY GARDEN SUITE with 2 Bedrooms, full bath + kitchen. Original Bungalow that was added onto in the 80's. Shop built in the 90's and Roof on the home was done within the last 5 years + exterior recently repainted. Home, Shop and Garden Suite are "AS IS" but inspections welcomed. Lots of uses & potential with this property with R-RUR p4.0 Land Use + potential for future sub-division with County Approval. Great holding or income property for investors/developers, small business owners with huge shop + multi-generational families! Great access to Calgary's West Side, Ring Road & just minutes to Bragg Creek, Elbow River + Mountains!