

**284058 TWP RD 223A**

W: 4 R: 28 T: 22 S: 20 Q: Southeast



Class:	Detached	Area:	Rural Rocky View County
Type:	Detached	Community:	None 8888
Style:	2 Storey	Postal Code:	T1X 0J6
Year Built:	2016	Condo Type:	Not a Condo
LINC #:	<a href="#">0027217769</a>	Possession:	30/Negotiable
Legal Plan:	9711984	Blk:	9
		Lot:	2
Land Use:	R-2	New Hm:	
Title to Land:	Fee Simple	Tax Amt/Yr:	\$5,189/2016
Conform Rpt:		Local Imp Amt:	0
Restrictions:	Easement Registered On Title, Utility Right Of Way	HOA:	No
		Condo Fee:	

Just minutes from the Stoney Trail & Seton, this fabulously crafted, custom built home, set on 5.6 acres in a quiet cul de sac, will wow you! Over 3,700 sf of developed space opens with a grand entrance & leads to a fabulous living room with a coffered ceiling & elegant built ins, a superb den with granite worktops & masses of storage, a fantastic mud room & laundry room & the most unbelievable kitchen & dining area - high end appliances, quartz countertops galore, a unique wine rack & more soft close drawers & cabinets than you will ever fill - TAKE THE 3D TOUR NOW to explore & then book a showing! There's 4 huge bedrooms spread across two levels, 3 of which have sumptuous en-suites. There are upgrades everywhere...from the beautiful open riser staircase with maple treads & rails & iron spindles, to the master walk in closet that you will simply want to make yours! The oversized triple attached garage has a super useful drive through single bay. You also get a Quonset/Shop. Unbelievable value here.

Directions: Take Hwy 22x East to Township Rd 285, then turn right/South (by 22X RV Storage & the Burnco sign). Left/East on Rge Road 224. Right/South on 284 (just beyond Calgary Corn Maze) & follow bend to Township Rd 223a & West...Blue sign on right says 284062.

**Rooms & Measurements**

Room Type	Dim/M	Dim/Ft	Level	Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T:	4/4	Rms Abv:	9 F/H	Baths:	3/2
Living Rm	6.1X5.5	19'11"X17'11"	M	Laundry	2.7X2.4	8'9"X7'10"	M					2P	3P
Den	4.2X3.2	13'11"X10'4"	M	Kitchen	7.7X4.4	25'4"X14'6"	M					2	0
Dining Rm	6.5X4.4	21'4"X14'5"	M	Bedroom	4.4X4.0	14'4"X13'3"	M					0	2
Bedroom	4.4X4.0	14'7"X13'3"	M	Bedroom	4.6X4.3	15'0"X14'2"	U					0	1
Mstr Bed	5.7X5.0	18'7"X16'6"	U									0	0
								<u>Level</u>	<u>Mtr2:</u>	<u>Sq Ft</u>			
								Main:	238.48	2,567			
								Upper:	110.55	1,190			
								Above Grade:					
								Lower:					
								Below Grade:					
								Total A.G.	349.04	3,757			

**Property Information**

Basement:	Walkout-Partly Finished	Heating:	Forced Air-2	Fuel:	Natural Gas Paid For
Suite:	Suite - None	Fin FP/Rgh-In:		Fuel:	
Construction:	Wood Frame	Lot Shape:	Rectangular		
Foundation:	Concrete	Lot Sq M:	0.00 m2/ 5.61 Acres		
Exterior:	Fiber Cement Siding, Stone	Frntg X Depth:	71.42x260.17		
Roof Type:	Asphalt Shingles	Flooring:	Carpet, Ceramic Tile, Hardwood		
Front Exp:	South				
Garage Dim:	38'0" x 30'0"				
Parking:	10/Triple Garage Attached, Front and Rear Drive Access, Over Sized, Shop				
Features:	Ceiling 9 ft., Deck, Porch, Programmable Thermostat, Vaulted Ceiling, Windows - Vinyl				
Site Influences:	Cul-De-Sac, No Through Road, Rolling Land, Shopping Nearby, Treed Lot, View, View Mountain				
Goods Included:	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Water Softener, Window Coverings-All				
Goods Excluded:	Contact listing agent for full list of included and excluded items.				
HOA Fee Incl:					

**Rural**

911 Address:		Heating Desc:	Paid For	Total Acres:	5.61
Road Access:	Gravel Driveway (to House), Paved	Power Desc:	Paid For	Acres Cleared:	
Water Supply:	Drilled Well	Phone Desc:	Paid	Acres Cult:	
Water GPM:	8	Sewer/Septic:	Septic Tank & Field/201	Acres Pasture:	
Depth of Well:		Yr Sewer Cleaned:		Acres Fenced:	
Water Report Yr:				Acres Irrigated:	
Bus Svc:				Acres Water Rights:	
Nearest Town:	Calgary			Acres Leasehold:	
School District:	Rocky View Schools	Jr/Mid Schl:		# Parcels:	
Elem School:		Other School:		LP/Acre:	\$284,313.73
High School:					
School Bus:					
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**Agent & Office Information**

List Firm:	RE/MAX IREALTY INNOVATIONS
Ownership:	Private

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS) UNLESS OTHERWISE STATED.