

15014 TWP 272
Rural Rocky View County, Alberta

MLS # A2152041



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	998 sq.ft.	Age:	1950 (74 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Garden, Many Trees,		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	18-27-1-W5
Exterior:	Stucco, Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: Husqvarna ride-on mower, TYM T233 tractor w/bucket+blade, log splitter, compressor, generator, satt. dish+receiver.

***** OPEN HOUSE SEPT 14th 2-4PM***** GREAT OPPORTUNITY TO OWN 2 ACRES located just west of Airdrie on pavement. This property offers an older bungalow with an attached double garage, finished basement, a fenced dog run and storage shed. Some windows replaced in 2016, shingles in 2008, furnace in 2018, septic lines in 2018 and a new wood burning stove was installed in 2022. Original kitchen and two bedrooms on the upper level, with a four piece bathroom and a good sized living room with wood stove and French doors leading outside to a large two tier wood deck and BBQ. The basement features a four piece bathroom, laundry/utility room, family room, an office and a den, and has a separate walk-up access to the workshop and out to the garage. The spacious beautifully treed lot provides plenty of room for kids to play, a greenhouse, gardens to grow, and comfortable acreage living. Ideal property for a handyman or a tradesman looking to set up a home based business (by permit), and includes acreage necessities tractor and attachments, riding mower, generator, compressor and other miscellaneous perks. Quick possession available, come and see today!