



THE
A-TEAM

**RE/MAX
FIRST**

254209 WOODLAND Road, Rural Rocky View County T3L 2R2

MLS® #: **A1109040** Area: **Bearspaw_Calg** Listing Date: **05/25/21** List Price: **\$3,100,000**
 Status: **Active** County: **Rocky View County** Change: **+\$200k, 25-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1994**
 Lot Information
 Lot Sz Ar: **661,676 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,026**
 Low Sqft:
 Ttl Sqft: **2,026**

DOM

1276
Layout
 Beds: **3 (2 1)**
 Baths: **3.0 (3 0)**
 Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Clay Tile**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick, Concrete, Stucco, Wood Frame**
 Flooring: **Tile**
 Water Source:
 Fnd/Bsm: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	13`4" x 17`4"	Bedroom	Main	10`0" x 11`0"
Kitchen	Main	15`6" x 13`1"	Den	Main	12`2" x 13`2"
Family Room	Main	14`6" x 15`0"	Dining Room	Main	12`4" x 13`5"
Mud Room	Main	5`5" x 10`0"	Foyer	Main	8`2" x 8`4"
Nook	Main	9`10" x 7`0"	Bedroom	Lower	11`9" x 13`6"

Office	Lower	12`1" x 13`10"	Kitchen	Lower	12`6" x 7`4"
Family Room	Lower	13`8" x 13`1"	Game Room	Lower	15`0" x 16`6"
5pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"	Cold Room/Cellar	Lower	36`7" x 7`3"
Loft	Upper	28`2" x 8`9"			

Legal/Tax/Financial

Title: Zoning:
R-1

Legal Desc: **731216**

Remarks

Pub Rmks: **Immaculate Home close to Calgary situated on a sub-dividable 15.99 acre lot surrounded by beautiful trees and landscaping. Italian inspired construction with predominant concrete throughout and a cold room cellar that's naturally cold all year round without mechanical intervention. The 3 Bedroom (two above grade) open concept Walkout Home is well illuminated and features a beautiful kitchen, eating area / dining room, upper loft flex room / floor, gas fire place on main floor, wood burning fire place on lower floor, split access from the garage to the lower level and main level, laundry roughed in upstairs and full laundry downstairs, wet bar downstairs, second kitchen on lower floor and den. Incredible attached heated greenhouse and enclosed patio in the back.**

Inclusions:
Property Listed By: **MARKETEDGE REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















