



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:

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

DOM

**1306**  
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**

Utilities and Features

Roof: **Clay Tile**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Brick, Concrete, Stucco, Wood Frame**  
 Flooring: **Tile**  
 Water Source:  
 Fnd/Bsmt: **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"

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

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**



















