



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

1338
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

















