



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**103 MOUNTAIN RIVER Estates, Rural Rocky View County T3Z 3J3**

MLS® #: **A2035886** Area: **Mountain River Estates** Listing Date: **04/24/23** List Price: **\$4,200,000**  
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **1987**  
Lot Information  
Lot Sz Ar: **87,120 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **4,551**  
Low Sqft:  
Ttl Sqft: **4,551**

DOM

**366**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (2 3)**  
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Access:  
Lot Feat: **Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Reserve, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Private, See Remarks, Sloped Down, Treed, Views**  
Park Feat: **Concrete Driveway, Drive Through, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Attached, Workshop in Garage**  
Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Barbecue, Basketball Court, Built-in Barbecue, Courtyard, Covered Courtyard, Fire Pit, Garden, Gas Grill, Lighting, Outdoor Grill, Outdoor Kitchen, Private Entrance, Storage, Tennis Court(s)**  
Kitchen Appl: **Built-In Gas Range, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Freezer, Garage Control(s), Gas Stove, Microwave, Other, Range Hood, Refrigerator, See Remarks, Washer**  
Int Feat: **Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recreation Facilities, Sauna, See Remarks, Separate Entrance, Soaking Tub, Steam Room, Stone Counters, Storage, Walk-In Closet(s), Wet Bar**  
Utilities: **Heating Paid For, Electricity Paid For, Phone Paid For, Water Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 4`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`3" x 11`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 22`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>9`2" x 11`2"</b>

Living Room	Main	19`9" x 26`8"
Breakfast Nook	Main	10`8" x 20`10"
4pc Bathroom	Second	11`2" x 9`9"
Bedroom	Second	12`0" x 15`7"
Exercise Room	Second	16`11" x 17`1"
Office	Second	16`10" x 21`5"
1pc Bathroom	Basement	5`2" x 11`9"
Other	Basement	9`2" x 10`0"
Bedroom	Basement	17`10" x 17`10"
Storage	Basement	3`8" x 7`3"
Wine Cellar	Basement	14`4" x 10`5"

Mud Room	Main	14`6" x 12`6"
Media Room	Main	11`4" x 15`8"
6pc Ensuite bath	Second	23`10" x 22`2"
Bedroom	Second	12`5" x 14`5"
Loft	Second	14`2" x 11`4"
Bedroom - Primary	Second	19`10" x 21`0"
2pc Bathroom	Basement	5`0" x 5`0"
Bedroom	Basement	17`10" x 10`2"
Game Room	Basement	27`4" x 35`10"
Furnace/Utility Room	Basement	9`1" x 12`7"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-1**  
Legal Desc: **618 LK**

Remarks

Pub Rmks: **Do you live in the city, but also dream of country living? Welcome to Mountain View Estates, where you truly find the best of both worlds. This estate home sits on a private two-acre lot showcasing nature's serenity and gorgeous Rocky Mountain views. Enjoy all this while being an eight-minute drive to Calgary's Aspen Landing (groceries, shops & schools) and a twenty-minute drive to downtown Calgary. Who could ask for more? But wait, there is more... not only will you be an owner of this exquisite home, but you will also be an owner of a 1/16 share of 289 acres. This picturesque land includes access to community barns, a riding arena, and a community water system. Enjoy countless hours on trails, pathways, river access and more. This rare, gated community 'Mountain River Estates' is one of a kind! Enjoy fabulous outdoor living with the home's private tennis & sports courts, gazebo & hot tub, green house, tennis shelter (with a bar and fireplace), spectacular grounds and ridge top location with unobstructed mountain and river valley view. The two-storey walk-out home offers a basement made for entertaining with a wet bar, recreation room and fireplace. Finished with top-quality, traditional style wood detailing and meticulous craftsmanship throughout, this is a true masterpiece. Book a private viewing to come and see for yourself!**

Inclusions: **Hot Tub (as is, where is)**  
Property Listed By: **TINK**

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

































