



THE
A-TEAM

**RE/MAX
FIRST**

36 WEST MEADOWS Drive, Rural Rocky View County T3Z 3J8

MLS® #: **A2039468**

Area: **Westridge Estates**

Listing Date: **04/14/23**

List Price: **\$3,688,800**

Status: **Active**

County: **Rocky View County**

Change: **-\$61k, 12-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

Year Built:

1999

Abv Sqft:

5,472

Lot Information

Lot Sz Ar:

148,539 sqft

Low Sqft:

Ttl Sqft:

5,472

Lot Shape:

DOM

349

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

6

Garage Sz:

6

Access:

Lot Feat:

**Back Yard,Creek/River/Stream/Pond,Cul-De-Sac,Gazebo,Lawn,Landscaped,Underground
Sprinklers,Private,Treed,Views**

Park Feat:

**Concrete Driveway,Electric Gate,Gated,Heated Garage,In Garage Electric Vehicle Charging
Station(s),Insulated,Oversized,Parking Pad,Quad or More Attached,Workshop in Garage
Utilities and Features**

Roof: **Clay Tile**

Heating: **Boiler,Forced Air,Natural Gas,Zoned**

Sewer:

Ext Feat: **Fire Pit,Lighting,Private Entrance,Private Yard**

Construction:

Metal Frame,Stucco

Flooring:

Carpet,Ceramic Tile,Concrete,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Gas Range,Built-In Oven,Dishwasher,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Window Coverings

Int Feat:

**Bar,Beamed Ceilings,Bidet,Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite
Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Living Room

Main

43`8" x 26`3"

Breakfast Nook

Main

14`10" x 14`0"

Dining Room

Main

16`9" x 14`0"

Walk-In Closet

Main

16`9" x 7`0"

Bedroom

Main

19`2" x 10`5"

Bedroom

Main

20`3" x 13`10"

Foyer

Main

22`2" x 20`7"

Room

Level

Dimensions

Kitchen

Main

24`0" x 14`1"

Pantry

Main

9`3" x 5`2"

Bedroom - Primary

Main

21`11" x 16`10"

6pc Ensuite bath

Main

21`2" x 11`8"

4pc Bathroom

Main

10`11" x 5`10"

Den

Main

22`2" x 20`7"

Laundry

Main

13`1" x 10`2"

2pc Bathroom	Main	7`6" x 6`4"	Game Room	Basement	34`2" x 22`1"
Kitchen	Basement	16`4" x 7`5"	Family Room	Basement	22`0" x 22`0"
Bedroom	Basement	16`7" x 11`9"	Living Room	Main	16`0" x 16`0"
3pc Bathroom	Basement	10`4" x 8`11"	Furnace/Utility Room	Basement	16`5" x 15`10"
Kitchenette	Basement	16`6" x 9`0"	Exercise Room	Basement	21`3" x 30`0"
Game Room	Basement	19`0" x 16`0"	Other	Basement	9`0" x 7`8"
Other	Basement	7`8" x 6`2"	3pc Bathroom	Basement	14`2" x 7`6"
Furnace/Utility Room	Basement	9`7" x 5`7"	Game Room	Basement	69`0" x 34`0"
Furnace/Utility Room	Basement	20`11" x 11`4"			

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 8511068
Zoning: R-1

Remarks

Pub Rmks: This stunning walkout bungalow is nestled on 3.41 acres of picturesque land with unobstructed views of the majestic Rocky Mountains and Elbow River Valley. As you enter the gated grounds, you'll be welcomed by a scenic tree-lined driveway that leads you to this magnificent estate. Step inside the grand foyer with its exquisite barrel ceiling, and prepare to be swept away by the breathtaking views that greet you through the floor-to-ceiling windows of the great room. This is truly a place where you can relax and unwind, surrounded by the beauty of nature. This luxurious home, with over 12,000 sq. ft. of living space, offers four bedrooms and 4.5 bathrooms, including a luxurious master suite with a spa-like ensuite bathroom. And when it's time to entertain, the huge deck is the perfect place to gather with family and friends while taking in the panoramic views of the surrounding landscape. The walkout lower level is an entertainer's dream, featuring a large games area, family room, second kitchen, and bar area, an indoor saltwater pool, hot tub, and a fully-equipped gym with change rooms. Whether you're looking to relax, have fun, or stay active, this home has something for everyone. The property also includes heated garages for 6 cars and room for recreation vehicles, a treehouse, a pond, and a gazebo, ensuring that every family member has their own space to enjoy. This is the perfect place to create unforgettable memories and live the life you've always dreamed of.

Inclusions: Countertop Grill, Range Hood, Vanity Stool, Pool Table and Accessories, Dart Board, Bar Stove, Dishwasher, Hot Tub, Pool Accessories, Pool Area Refrigerator. TV in treehouse, Car charger, gym equipment

Property Listed By: PLINTZ REAL ESTATE

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







