



THE
A-TEAM

**RE/MAX
FIRST**

262024 RANGE ROAD 33 , Rural Rocky View County T4C 0G6

MLS® #: **A2043860** Area: **Bearspaw_Calg** Listing Date: **05/08/23** List Price: **\$1,690,000**
Status: **Active** County: **Rocky View County** Change: **-\$160k, 23-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2003**
Lot Information
Lot Sz Ar: **174,240 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,675**
Low Sqft:
Ttl Sqft: **3,675**

DOM

347
Layout
Beds: **6 (6)**
Baths: **4.5 (4 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **8**
Garage Sz: **4**

Access:
Lot Feat:
Park Feat:
Back Yard, Lawn, Garden, Gentle Sloping, Landscaped, Paved, Rectangular Lot, Rolling Slope, Views 220 Volt Wiring, Asphalt, Carport, Covered, Driveway, Front Drive, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Paved, Quad or More Attached, RV Access/Parking, Workshop in Garage
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Fire Pit, Garden, Lighting, Misting System, Private Entrance, Private Yard, Storage, Tennis Court(s)**

Construction: **Concrete, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Satellite TV Dish, Washer, Window Coverings, Wine Refrigerator**
Int Feat: **Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Metal Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`4" x 14`4"	Dining Room	Main	15`2" x 12`2"
Den	Main	13`0" x 11`4"	Living Room	Main	15`10" x 15`4"
Great Room	Main	15`10" x 10`8"	Game Room	Basement	20`0" x 19`8"
Breakfast Nook	Main	10`8" x 8`8"	Laundry	Main	12`2" x 9`2"
Other	Basement	26`0" x 9`4"	Media Room	Basement	26`0" x 11`0"
Bedroom - Primary	Second	25`4" x 14`4"	Bedroom	Second	11`8" x 11`0"

Bedroom
Bedroom
2pc Bathroom
4pc Bathroom
5pc Bathroom

Second
Second
Main
Second
Second

11`8" x 11`0"
16`6" x 11`2"

Bedroom
Bedroom
3pc Bathroom
5pc Ensuite bath

Second
Second
Basement
Second

12`2" x 10`6"
15`8" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9912978

Zoning:
R-1

Remarks

Pub Rmks:

Immerse yourself in unparalleled natural beauty with this exquisite estate boasting breathtaking panoramic vistas of the majestic Rockies. Set upon 4 expansive acres, this property offers the rare opportunity for subdivision. Just moments away from Calgary and Cochrane, this luxurious residence presents a haven of serenity. Discover a spacious sanctuary encompassing 6 bedrooms and 4.5 bathrooms, spanning over 5800 square feet of meticulously crafted living space. Adorned with manicured landscapes and a tennis court, the exterior sets the stage for grandeur. Step inside to be greeted by an abundance of natural light streaming through floor-to-ceiling windows, offering unrivaled views. Architectural elegance abounds with coffered ceilings, crown molding, and a striking stone focal wall adorned with a hand-felled timber mantle atop a double-sided gas assisted wood-burning fireplace. The west wing of the main floor features a formal living room boasting soaring 18-foot ceilings, an elegant dining room illuminated by a stunning crystal chandelier, and refined office space. Ascend to the upper level to find a spacious primary bedroom retreat complete with south-facing windows, a cozy gas assisted wood-burning fireplace with built-in shelves, a lavish spa-like 6-piece ensuite, and a walk-in closet. Additionally, three generously sized bedrooms and a 4-piece bathroom grace this level. Centrally located is the heart of the home, comprising a great room, dining area, and chef's kitchen equipped with Viking Professional stainless-steel appliances, a large granite island, custom cabinetry, and strategically recessed lighting. The east wing boasts a convenient 4-piece washroom, a combined laundry/mudroom with access to the 4-car garage, and a staircase leading to two versatile bedrooms, perfect for accommodating a growing family or providing a secluded retreat for guests or a nanny. The lower level offers endless entertainment possibilities with a games/recreational area, fitness room featuring mirrored walls and a skylight, a bar complete with a 5-keg kegerator, a 3-piece washroom, and a theater room wired for sound and featuring a raised floor. Additional highlights include a large storage room, utility room housing two Trane Mid-efficiency furnaces, Vacufluo system, dual 50-gallon hot water tanks, and a new roof (2023) with a 10 year transferable warranty. Wall mounted TV's (3), controllers and brackets, Mirrors in Fitness Room, 5 Keg Kegerator, Underground Pet Fence (as is where is), Pool Table, Hot Tub, Underground spriklers (as is where is), Fridge in garage, shed

CIR REALTY

Inclusions:

Property Listed By:

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











