



THE
A-TEAM

**RE/MAX
FIRST**

24314 MEADOW Drive, Rural Rocky View County T3R 1A8

MLS® #: **A2051257** Area: **Bearspaw Meadows** Listing Date: **05/25/23** List Price: **\$13,950,000**
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: **2002**
Lot Information
Lot Sz Ar: **835,480 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **7,336**
Low Sqft:
Ttl Sqft: **7,336**

DOM

336
Layout
Beds: **7 (2 5)**
Baths: **8.5 (7 3)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **6**

Access:
Lot Feat: **Landscaped, Many Trees, Meadow, Underground Sprinklers, On Golf Course, Yard Lights, Paved, Secluded, See Remarks, Treed, Wooded**
Park Feat: **Electric Gate, Oversized, Parking Lot, Paved, Quad or More Attached**

Utilities and Features

Roof: **Metal**
Heating: **Boiler, Combination, Fireplace Insert, Fireplace(s), Forced Air, Hot Water, Natural Gas, Wood, Zoned**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Dog Run, Fire Pit, Playground, Private Entrance, Private Yard**

Construction: **Concrete, Post & Beam, Stone, Stucco, Wood Frame**
Flooring: **Hardwood, Slate, Stone**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Range, Built-In Refrigerator, Dishwasher, Disposal, Double Oven, Dryer, Warming Drawer, Washer/Dryer, Window Coverings, Wine Refrigerator**
Int Feat: **Bar, Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, See Remarks, Storage, Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	14`3" x 32`8"	Kitchen	Main	20`6" x 17`5"
Living Room	Main	30`1" x 39`4"	Laundry	Main	13`2" x 10`10"
Bedroom - Primary	Main	15`9" x 18`0"	Bedroom	Main	15`7" x 23`5"
Dining Room	Main	17`9" x 30`1"	4pc Ensuite bath	Main	4`11" x 10`2"

3pc Bathroom	Main	5`8" x 11`4"	2pc Bathroom	Main	4`10" x 5`11"
6pc Ensuite bath	Main	20`5" x 12`6"	2pc Bathroom	Main	5`9" x 7`0"
Other	Main	7`3" x 12`8"	Family Room	Lower	20`4" x 38`7"
Game Room	Lower	18`0" x 27`0"	Bedroom	Lower	14`10" x 18`8"
Bedroom	Lower	17`6" x 21`10"	Bedroom	Lower	12`1" x 15`5"
Bedroom	Lower	12`5" x 19`0"	Bedroom	Lower	12`0" x 12`5"
Kitchen	Lower	12`7" x 17`9"	Storage	Lower	14`10" x 12`7"
Storage	Lower	7`2" x 19`2"	Laundry	Lower	6`3" x 8`6"
Storage	Lower	13`1" x 13`2"	3pc Ensuite bath	Lower	6`5" x 14`10"
4pc Ensuite bath	Lower	5`9" x 7`5"	4pc Bathroom	Lower	6`5" x 7`9"
Laundry	Lower	16`11" x 19`0"	Wine Cellar	Lower	
Bonus Room	Upper	32`3" x 35`10"	Other	Upper	34`1" x 27`1"
Other	Upper	11`11" x 25`10"	3pc Bathroom	Upper	9`11" x 9`3"
Other	Upper	14`9" x 19`11"	2pc Bathroom	Main	

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CRES**

Legal Desc: **7565 JK**

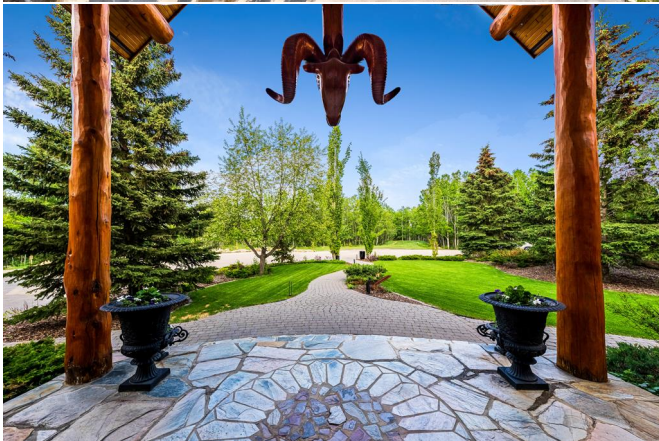
Remarks

Pub Rmks: **This private and luxurious estate home is ideally located in the prestigious community of Bearspaw Meadows, just a 2-minute drive from Calgary's NW City Limits. This 19.18-acre parcel features a 12,000 + square foot home, a private, world class 9-hole par-3 golf course, a clubhouse capable of handling large gatherings, as well as equipment maintenance and storage structures. The landscape is a seamless combination of natural forest, the golf course, numerous water features as well as professionally fabricated and maintained gardens. The home was designed and crafted with a brilliant combination of wood and stone that work flawlessly in sync with the grandeur of the structure and its surroundings. Entertaining here is a dream come true, whether for business or pleasure. The chef's kitchen is front and centre on the main floor, with soaring ceilings, plenty of natural light, a butler's pantry, dining space for 20+ seats, a cozy fireplace, commercial refrigeration and numerous access points to the west exposed patio. The lower walkout level has a games room, a second kitchen, 5 bedrooms, a Maplewood wine cellar, a wood burning fireplace with a gas log lighter, and a commercial style bathroom that can handle the largest of guest lists. The upper-level conference/sitting room is the perfect place to host your business meetings. Additional interior features include a total of 7 bedrooms, 10 bathrooms, 3 laundry rooms and plenty of sitting and office areas. Cold beer can be poured on tap from the main floor, the lower level, and of course from the Clubhouse. The golf course was designed by Gary Browning, a golf course Architect with a reputation for delivering high quality golf course consultation, design and construction services. This may be Alberta's finest 9-hole par-3 golf course. The Clubhouse structure is 1700 square feet on the main level. Commercial kitchen and bar equipment has been installed and gatherings here are typically catered by a local, prestigious, fine dining establishment. The lower level of the clubhouse is currently used for storage related to the operation of the clubhouse and golf course. The maintenance structure has a staff lunchroom, a full bathroom and a good mechanic's shop for onsite servicing and repair of the landscaping machinery. Furnishings, equipment, and property management are all in place and can be assumed, if desired. This one-of-a-kind offering would take a better part of a decade to recreate. Banff and the majestic Rocky Mountains are just a short drive away, Calgary's International Airport is about 20 minutes away, and Downtown Calgary is an easy daily commute. Reach out with any questions or to arrange a private tour. Your privacy and confidentiality are assured.**

Inclusions: **All furniture, golf equipment, golf course maintenance equipment, and anything additional on site is negotiable.**

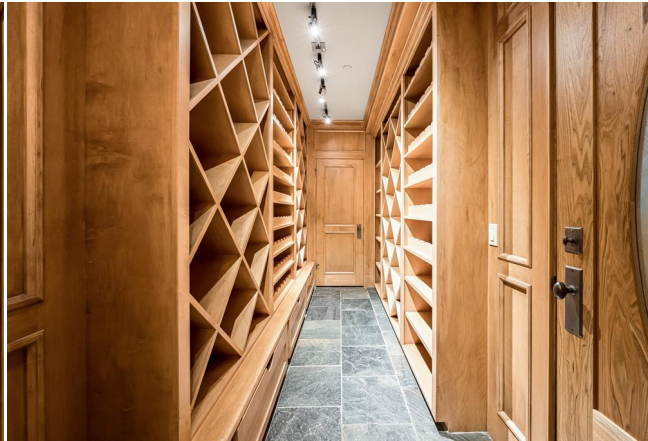
Property Listed By: **CIR REALTY**

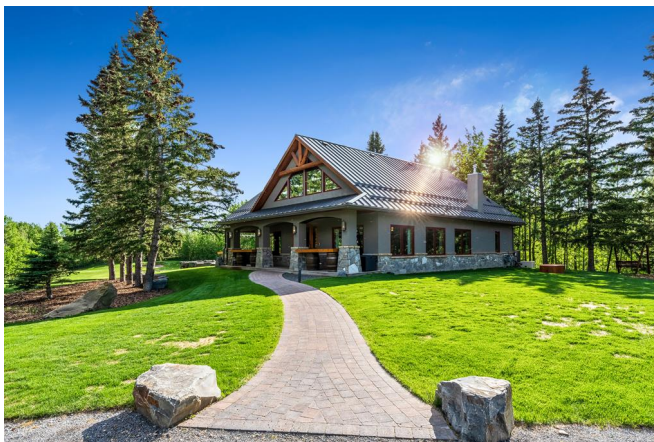
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



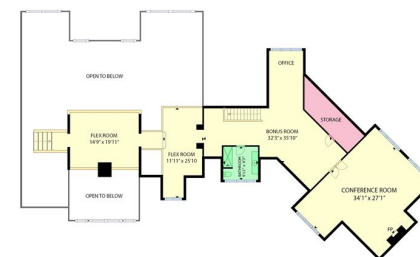








24314 Meadow Drive - Main Residence
MAIN LEVEL: 4874.62 SqFt
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



24314 Meadow Drive - Main Residence
UPPER LEVEL: 2461.67 SqFt
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



24314 Meadow Drive - Main Residence
BASEMENT: 4856.94 Sqft



24314 Meadow Drive - Clubhouse
MAIN LEVEL: 1702 Sqft



24314 Meadow Drive - Workshop
WORKSHOP: 1443.5 Sqft