



THE
A-TEAM

**RE/MAX
FIRST**

243214 RANGE ROAD 32 , Rural Rocky View County T3Z 2E3

MLS® #: **A2067444**

Area: **Springbank**

Listing Date: **07/26/23**

List Price: **\$3,498,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

4,506

Year Built:

2023

Low Sqft:

Ttl Sqft:

4,506

Lot Information

Lot Sz Ar:

87,120 sqft

Lot Shape:

DOM

298

Layout

Beds:

5 (3 2)

Baths:

4.5 (4 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

3

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Many Trees, Meadow, Native Plants, Private, Subdivided, Wooded

Driveway, Heated Garage, In Garage Electric Vehicle Charging Station(s), Private Electric Vehicle Charging Station(s), Triple Garage Attached

Utilities and Features

Roof: **Metal**

Heating: **In Floor, Propane, Solar**

Sewer: **Septic System**

Ext Feat: **Fire Pit, Garden, Permeable Paving**

Construction:

Metal Siding , Wood Frame, Wood Siding

Flooring:

Ceramic Tile, Concrete

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer

Int Feat:

Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Utilities:

Cable Internet Access

Room Information

Room

Level

Dimensions

Bedroom - Primary

Main

19`0" x 20`0"

Bedroom

Upper

20`0" x 18`0"

5pc Ensuite bath

Main

18`0" x 19`0"

Kitchen

Main

24`0" x 18`0"

Laundry

Main

12`0" x 7`6"

3pc Ensuite bath

Upper

14`0" x 6`0"

Exercise Room

Main

23`0" x 20`0"

Bedroom

Basement

20`0" x 21`0"

Room

Level

Dimensions

Bedroom

Upper

15`0" x 26`0"

2pc Bathroom

Main

Living Room

Main

19`0" x 20`0"

Dining Room

Main

19`0" x 13`0"

Office

Main

11`0" x 15`9"

3pc Ensuite bath

Upper

9`0" x 7`0"

Bedroom

Basement

20`0" x 20`0"

3pc Bathroom

Basement

9`0" x 8`0"

Guest Suite Media Room	Third Basement	19`6" x 23`0" 19`0" x 20`0"	Game Room	Basement	13`6" x 19`6"
Legal/Tax/Financial					
Title: Fee Simple	Zoning: RC1				
Legal Desc:	2110078		Remarks		
Pub Rmks: Indulge in the epitome of luxury living with this exceptional 2-storey custom home, nestled graciously on a magnificent 2-acre lot in Springbank, just a stone's throw away from the awe-inspiring mountains. This one-of-a-kind residence redefines opulence, featuring an array of high-end finishes that exemplify sophistication and class. The property's commitment to sustainability shines through with its cutting-edge solar power system, ensuring a greener and more energy-efficient lifestyle. The lush treed surroundings offer unparalleled privacy, making it your very own retreat amidst nature's embrace. Yet, this oasis of tranquility is conveniently located just minutes away from Calgary, allowing you to relish the best of both worlds - a peaceful sanctuary and easy access to the city's amenities. Embrace the pinnacle of bespoke living, and seize this rare opportunity to call this luxury estate your home. The size was determined by applying the RMS principles to the blueprints. GST not included in price.					
Inclusions:	N/A				
Property Listed By:	ROYAL LEPAGE SOLUTIONS				

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





