



THE
A-TEAM

**RE/MAX
FIRST**

214 MORNING VISTA Rise, Rural Rocky View County T3Z 0B2

MLS® #: **A2068505**

Area: **Springbank**

Listing Date: **08/04/23**

List Price: **\$2,699,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$200k, 12-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**

Year Built: **2017**

Lot Information

Lot Sz Ar: **86,248 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

Residential
Detached
Rural Rocky View County
2017

Finished Floor Area

Abv Sqft: **5,309**

Low Sqft:

Ttl Sqft: **5,309**

DOM

288

Layout

Beds: **9 (7 2)**

Baths: **7.0 (6 2)**

Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**

Garage Sz: **6**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas**
Sewer: **Lighting**
Ext Feat:

Construction: **Brick, Composite Siding, Wood Frame**

Flooring: **Carpet, Ceramic Tile, Hardwood**

Water Source:

Co-operative

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Oven, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Bar, Bookcases, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|-----------------------|
| 2pc Bathroom | Main | 5`9" x 5`4" |
| Bedroom | Main | 17`4" x 11`5" |
| Dining Room | Main | 18`11" x 17`6" |
| Foyer | Main | 7`1" x 16`5" |
| Laundry | Main | 19`0" x 11`4" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|-----------------------|
| 3pc Ensuite bath | Main | 6`4" x 8`3" |
| Breakfast Nook | Main | 20`10" x 10`9" |
| Family Room | Main | 18`1" x 17`6" |
| Kitchen | Main | 13`11" x 17`0" |
| Living Room | Main | 15`2" x 20`0" |

| | | | | | |
|------------------|----------|----------------|-------------------|----------|----------------|
| Mud Room | Main | 9`2" x 8`9" | Spice Kitchen | Main | 13`9" x 12`0" |
| 3pc Bathroom | Second | 8`3" x 10`1" | 3pc Bathroom | Second | 8`4" x 10`0" |
| 5pc Ensuite bath | Second | 12`0" x 11`4" | 5pc Ensuite bath | Second | 12`0" x 11`5" |
| Bedroom | Second | 13`4" x 12`11" | Bedroom | Second | 13`4" x 12`11" |
| Bedroom | Second | 14`10" x 15`2" | Bedroom | Second | 15`9" x 11`5" |
| Bedroom | Second | 12`4" x 11`6" | Den | Second | 11`1" x 9`10" |
| Laundry | Second | 14`8" x 5`8" | Bedroom - Primary | Second | 14`8" x 19`2" |
| Walk-In Closet | Second | 10`10" x 4`9" | Walk-In Closet | Second | 5`3" x 10`1" |
| Walk-In Closet | Second | 13`7" x 5`0" | Walk-In Closet | Second | 6`4" x 11`4" |
| Walk-In Closet | Second | 6`3" x 11`5" | 2pc Bathroom | Basement | 5`11" x 4`11" |
| 3pc Bathroom | Basement | 9`6" x 6`0" | Other | Basement | 15`0" x 11`3" |
| Bedroom | Basement | 14`0" x 13`2" | Bedroom | Basement | 14`0" x 13`2" |
| Exercise Room | Basement | 11`8" x 11`8" | Office | Basement | 14`0" x 12`2" |
| Game Room | Basement | 38`4" x 31`4" | Storage | Basement | 14`0" x 12`7" |

Legal/Tax/Financial

| | | | |
|-------------|---------|---------|---------|
| Title: | | Zoning: | |
| Leasehold | | CR | |
| Legal Desc: | 0811193 | | Remarks |

| | |
|-----------|--|
| Pub Rmks: | <p>MOUNTAIN VIEWS 9 BEDROOMS 5 BATHROOMS 2 TRIPLE ATTACHED HEATED GARAGES SPICE KITCHEN WET BAR WINE CELLAR FULLY DEVELOPED WALKOUT</p> <p> This Luxurious Mountain View Retreat in Springbank has 9 Bedrooms, 5 Bathrooms, Dual 3-Car Heated Garages (6 car indoor parking), High-End Appliances such as Wolf and so much more!! Escape to your own private oasis nestled in the scenic beauty of Morning Vista in the heart of Springbank. This exquisite home has over 7700sq ft of fully developed living space. Meticulously designed to provide comfort, elegance, and breathtaking mountain views. From the moment you step inside, you will be greeted by grand living spaces with high ceilings, open circular staircases and massive windows that allow plenty of natural sunlight to flood the home creating a welcoming and inviting atmosphere. The gourmet kitchen is a chef's dream, boasting high-end appliances, sleek countertops, custom cabinetry central island and is complete with a separate spice kitchen which adds convenience and allows for hosting large gatherings with ease. The home is equipped with top-of-the-line appliances, ensuring convenience and efficiency for all your culinary adventures. With the 9 expansive bedrooms there is ample room for family and guests and each room offers there own unique charm and character. Indulge in the luxury of five well-appointed bathrooms, featuring modern fixtures, spa-like amenities, and premium finishes. Car enthusiast will appreciate the two three-car heated garages, providing secure parking and extra storage space to showcase your prized possessions. Spectacular Mountain Views: Wake up to the awe-inspiring views of the majestic mountains, creating a serene backdrop that complements this west facing property. Stylish Finishes: Throughout the property, you'll find elegant finishes, including hardwood flooring, lighted custom ceiling details, artfully designed tiling, feature wall details and designer lighting adding a touch of sophistication to every corner. The expansive outdoor area offers an ideal space for entertaining and relaxation, with a large deck that overlooks the picturesque landscape that awaits your creative dreams. Tranquilly located in the highly sought-after community of Springbank, this home provides a peaceful retreat while still being within close proximity to urban amenities, schools, and recreational activities and quick access to the rocky mountains. Embrace the lifestyle you've always dreamed of. Seize this opportunity to experience the epitome of luxury living. Schedule a private tour today and discover the possibilities that await you in this remarkable home.</p> |
|-----------|--|

| | |
|---------------------|-------------|
| Inclusions: | NA |
| Property Listed By: | REAL BROKER |

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











