



THE
A-TEAM

**RE/MAX
FIRST**

Lot 4 ELKSTONE Estates, Rural Rocky View County T4C2Y8

MLS® #: **A2068531** Area: **Glendale Meadows** Listing Date: **07/25/23** List Price: **\$1,685,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,273**
 Lot Information Low Sqft:
 Lot Sz Ar: **87,120 sqft** Ttl Sqft: **2,273**
 Lot Shape:

DOM

515
Layout
 Beds: **1 (1)**
 Baths: **1.5 (1 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Other,Treed**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle,Metal**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **Aluminum Siding ,Brick,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer**
 Int Feat: **Open Floorplan,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	13`6" x 13`6"	5pc Ensuite bath	Main	12`2" x 11`11"
Great Room	Main	15`4" x 17`6"	Dining Room	Main	13`2" x 17`6"
Kitchen	Main	16`2" x 17`6"	Office	Main	12`8" x 12`0"
2pc Bathroom	Main	5`10" x 7`10"	Pantry	Main	8`2" x 6`7"
Laundry	Main	8`2" x 6`8"	Mud Room	Main	12`8" x 6`2"
Walk-In Closet	Main	14`3" x 8`0"	Foyer	Main	12`4" x 5`10"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

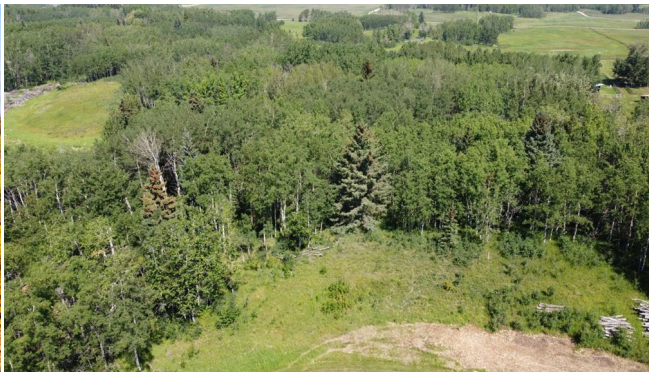
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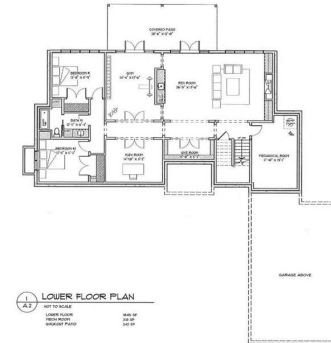
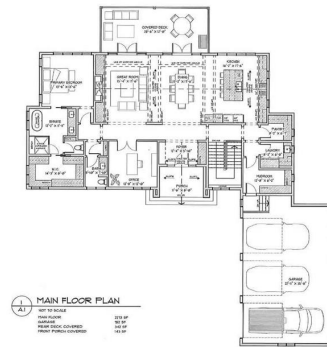
Remarks

Pub Rmks: **Here is your opportunity to secure a newly built home on 2 acres just minutes west of Calgary. Located on a 2 acre lot with trees you will want to check out this property before it's scooped up. An impressive Bungalow with 2273 sq ft of living space on the main level with vaulted ceilings in the kitchen and Great room. Gorgeous kitchen with large center island, completed with DACOR appliances; fridge, freezer, combination wall oven, AND a 36-inch induction cooktop with a hood fan that stretches to the ceiling. Off of your chef's kitchen is a large 8 ft x 6.5 ft walk-in pantry. A great office space is located just off the front foyer, perfect to greet your clients, or this could be used as a second main-floor bedroom. Both the open-concept Great room and Dining room space off the kitchen have double door access to the large covered deck. The gas fireplace, complete with Venetian lime plaster and accent to the ceiling is a nice touch. The Primary bedroom comes with a large ensuite including a soaker tub, along with a large separate shower, and leads into the 14 x 8 ft walk-in closet. The triple-car garage is well thought out, continuing off the large mud room, with access to the laundry. The unfinished lower level is another 1845 sq ft of living space. The builder has plans and can discuss the costs of incorporating this into the build. This high-end quality built home by SF Homes could be what you're looking for. Call to arrange a tour of the lot and see if this private setting is the perfect place to build your dream home - other lots are available!**

Inclusions: **N/A**
Property Listed By: **ROYAL LEPAGE BENCHMARK**

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





Elkstone Estates
in Bearspaw

- Eighteen - two acre serviced lots
- Architectural controls
- Rocky View Water co-op
- No Homes Owners Association fees
- Limited environmental impact
- Exclusively with SF Homes Ltd.

Elkstone Estates - Phase 1

