



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: **Active** 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  
Abv Sqft: **2,273**  
Low Sqft:  
Ttl Sqft: **2,273**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **87,120 sqft**  
Lot Shape:  
Access:  
Lot Feat: **Back Yard,Other,Treed**  
Park Feat: **Triple Garage Attached**

DOM

**299**  
Layout  
Beds: **1 (1 )**  
Baths: **1.5 (1 1)**  
Style: **Acreage with Residence,Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle,Metal** Construction:  
Heating: **Forced Air,Natural Gas** **Aluminum Siding ,Brick,Wood Frame**  
Sewer:  
Ext Feat: **Other** 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:

R-CRD

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



