



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**243134 31A RANGE Road, Rural Rocky View County T3Z 3L5**

MLS® #: **A2079657**

Area: **Springbank**

Listing Date: **09/11/23**

List Price: **\$2,998,000**

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

Year Built:

**1996**

Abv Sqft:

**4,042**

Lot Information

Low Sqft:

Lot Sz Ar:

**169,012 sqft**

Ttl Sqft:

**4,042**

Lot Shape:

**3.88 Acres**

DOM

**251**

Layout

Beds:

**5 (3 2 )**

Baths:

**4.5 (4 1)**

Style:

**1 and Half  
Storey, Acreage with  
Residence**

Parking

Ttl Park:

**8**

Garage Sz:

**8**

Access:

Lot Feat:

Park Feat:

**Landscaped, Rectangular Lot**

**Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Side, Heated Garage, Oversized, Quad or More Attached**

Utilities and Features

Roof: **Wood**

Heating: **Boiler, In Floor, Forced Air, Natural Gas**

Sewer:

Ext Feat: **Basketball Court, Built-in Barbecue, Fire**

**Pit, Other, Private Yard, Tennis Court(s)**

Construction:

**Stone, Stucco, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Hardwood, Other**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Freezer, Garburator, Gas Stove, Microwave, Other, Oven-Built-In, Refrigerator, Trash Compactor, Warming Drawer, Washer/Dryer, Water Purifier, Wine Refrigerator**

Int Feat: **Built-in Features, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recreation Facilities, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>24`8" x 18`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>22`0" x 19`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>20`0" x 17`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>19`4" x 15`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>21`8" x 15`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>18`0" x 16`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>14`3" x 10`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`4" x 13`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>14`6" x 13`5"</b>	<b>Storage</b>	<b>Lower</b>	<b>21`8" x 6`10"</b>

2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Family Room	Lower	18`9" x 16`9"
Exercise Room	Lower	22`1" x 17`4"
Bedroom	Lower	15`8" x 12`9"
Cold Room/Cellar	Lower	18`0" x 7`5"
Other	Lower	12`2" x 5`8"

5pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Lower	0`0" x 0`0"
Game Room	Lower	35`10" x 15`11"
Bedroom	Lower	13`11" x 13`5"
Other	Lower	11`2" x 8`9"
Other	Lower	17`10" x 16`10"
4pc Ensuite bath	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **9511409**

Zoning:  
**R-RUR**

Remarks

Pub Rmks: **This home is truly all about family! Situated on a rare and very private 3.88 acres parcel offering incredible views and breathtaking landscaping. Located 3 minutes from the Edge School in the heart of Springbank, this exceptional custom-built home is complete for your active family. The stunning custom built home has been thoughtfully designed inside and out. Streams of natural light flood every room as do magnificent views of the Rocky Mountains and the park-like setting. No expenses were spared and has been meticulously maintained. An outstanding home for entertaining - the kitchen has a space for everything, Lamok cabinetry, a butler's pantry, 3 dishwashers, Sub-Zero, Wolf and ASKO appliances throughout. The master bedroom and ensuite with jetted tub and steam shower is conveniently located on the main floor with 4 additional bedrooms. The walk-out lower level has been thoughtfully designed with a full indoor recreation area, gym, wet bar, additional family room and 2 bedrooms that walk out to the magnificent fully landscaped grounds. This immaculate outdoor living space will take your breath away. Step outside to a full sports court (lit for night-time use); tennis in summer, ice rink in winter, basketball, hot tub enclosed under large pergola, outdoor stone fireplace, gas heaters, BBQ, fire pit and plenty of room to run and play. Two outstanding heated garages offer it all including brand new Hayley Cabinets , spacious storage areas, large windows and indoor parking for up to 8 vehicles. This magnificent home truly shines with pride of ownership throughout and must be seem to be appreciated.**

Inclusions:  
 Property Listed By: **Please contact Listing Realtor for a complete list  
 REAL ESTATE PROFESSIONALS INC.**

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

















