



THE
A-TEAM

**RE/MAX
FIRST**

Lot 3 ELKSTONE Estates, Rural Rocky View County T4C 2Y8

MLS® #: **A2081872** Area: **Glendale Meadows** Listing Date: **09/19/23** List Price: **\$1,899,000**
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: **2,235**
Low Sqft:
Ttl Sqft: **2,235**
Year Built: **2024**
Lot Information
Lot Sz Ar: **87,120 sqft**
Lot Shape:
Access:
Lot Feat: **Rectangular Lot**
Park Feat: **Triple Garage Attached**

DOM

241
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**
Construction: **Cement Fiber Board,Stone**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Freezer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`2" x 15`5"	Dining Room	Main	15`11" x 10`3"
Great Room	Main	17`0" x 15`4"	Pantry	Main	7`7" x 6`2"
Laundry	Main	12`4" x 6`11"	Mud Room	Main	10`0" x 10`11"
Foyer	Main	17`0" x 8`6"	Office	Main	10`5" x 10`11"
Other	Main	3`9" x 7`3"	Bedroom - Primary	Main	15`11" x 3`7"
2pc Bathroom	Main	5`10" x 5`11"	5pc Ensuite bath	Main	12`7" x 14`8"
Exercise Room	Basement	15`3" x 10`4"	Game Room	Basement	17`6" x 14`9"
Game Room	Basement	17`0" x 23`9"	Bedroom	Basement	12`10" x 10`7"
Bedroom	Basement	11`5" x 13`4"	4pc Bathroom	Basement	5`6" x 8`10"

Storage	Basement	14`9" x 14`8"	Legal/Tax/Financial
Title: Fee Simple Legal Desc:	Zoning: R-CRD		
Remarks			
Pub Rmks:	Here is your opportunity to have a new custom-built home on 2 acres of land just 8 minutes from Calgary City limits and 5 minutes to Cochrane. SF Homes has been building in the area for generations and has a reputation for high quality and exceptional client service. This bungalow features 3713 sq ft of developed space plus another 529 sq ft of storage and mechanical area. This home plan is a must-see from the front porch that leads to the large front entry with access to an office to the right for easy client access or enter the great room with vaulted ceilings and gas fireplace with open concept access to the beautiful kitchen with large center island, 6 burner gas top stove, separate freezer and refrigerator and lots of cabinets and counter space. All this leads to the dining area with large glass windows bringing in lots of natural light. From the Great room step out onto the large covered balcony leading to the uncovered balcony to provide perfect space regardless of the weather. Great walk-in pantry space and large separate laundry room and Mudroom with lockers and benches leading to the triple garage. The primary bedroom has access to the balcony, a large ensuite with double vanities, a separate soaker tub, a large shower, and a walk-in closet. The office can also be a second bedroom with easy access to the primary bedroom if you have a younger child. The lower level is completed with two more bedrooms/an exercise area/a large storage room and a Games room with access to the lower covered patio area. This custom-built home can be revised to suit your needs if you make an offer before it's started. Call to book an appointment to see the lot and discuss options today - other lots are available!		
Inclusions: Property Listed By:	n/a ROYAL LEPAGE BENCHMARK		

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



