



THE
A-TEAM

**RE/MAX
FIRST**

319 GRANGE Lane, Rural Rocky View County t1z 0b8

MLS®#: **A2095750** Area: **Cambridge Park** Listing Date: **11/29/23** List Price: **\$1,525,000**
Status: **Active** County: **Rocky View County** Change: **+\$50k, 19-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County** Finished Floor Area
Year Built: **2021** Abv Sqft: **3,867**
Lot Information Low Sqft:
Lot Sz Ar: **10,890 sqft** Ttl Sqft: **3,867**
Lot Shape:
Access:
Lot Feat: **Back Yard, Corner Lot**
Park Feat: **Triple Garage Attached**

DOM

172
Layout
Beds: **8 (5 3)**
Baths: **6.5 (6 1)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Stucco, Wood Frame**
Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Laminate**
Sewer: **Balcony, Garden, Lighting, Playground** Water Source:
Ext Feat: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Beamed Ceilings, Built-in Features, Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	17`4" x 13`4"	Bedroom	Second	13`11" x 13`11"
5pc Ensuite bath	Second		5pc Ensuite bath	Second	
Bedroom	Second	13`1" x 12`11"	3pc Ensuite bath	Second	
Bedroom	Second	13`11" x 13`0"	3pc Ensuite bath	Second	
Bonus Room	Second	13`4" x 9`1"	Kitchen	Main	18`3" x 11`11"
Laundry	Second	11`3" x 5`1"	Spice Kitchen	Main	11`1" x 9`1"
Dining Room	Main	14`11" x 8`1"	Living Room	Main	16`11" x 12`3"

Family Room	Main	15`0" x 13`11"	Bedroom	Main	13`6" x 11`10"
3pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Lower	11`0" x 10`0"
Bedroom	Lower	10`0" x 9`5"	Bedroom	Lower	10`0" x 10`0"
4pc Bathroom	Lower		Kitchen	Lower	9`0" x 8`5"
Living/Dining Room Combination	Lower	11`0" x 9`0"	2pc Bathroom	Main	
Legal/Tax/Financial					

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **1710761**

Remarks

Pub Rmks: ****WATCH VIDEO**PRICE REDUCED** This is stunning custom-built-home in the community of Cambridge Park. Only 9 minutes East on high way 1.Boasting with modern elegant design with 5+3 bedrooms,6.5 bathrooms,2 story home 3863 above grade and 1600 sq. ft developed in the basement with 3 bedrooms walk-up basement suite[illegal] with separate entrance and laundry. This house is loaded with upgrades. Too many to mention, you have to see it and believe it. like in floor heating, chandelier hanging in 20' ceiling in front living room. Main floor 10' open floor plan. incredible light fixtures, oversize Centre island with barstool seating. Spice-kitchen..Family room with electric fire place. Situated on a corner lot.**

Inclusions: **NONE**
Property Listed By: **Royal LePage METRO**

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













