



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**63 PINEBROOK Way, Rural Rocky View County T3Z 3K3**

MLS® #: **A2097501**

Area: **Pinebrook Estates**

Listing Date: **12/15/23**

List Price: **\$1,795,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$155k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

**County**

Abv Sqft:

**3,359**

Year Built:

**1981**

Low Sqft:

Ttl Sqft:

**3,359**

Lot Information

Lot Sz Ar:

**87,120 sqft**

Lot Shape:

DOM

**146**

Layout

Beds:

**4 (4 )**

Baths:

**4.0 (4 0)**

Style:

**5 Level Split,Acreage  
with Residence**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Landscaped  
Driveway,Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**

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

Sewer: **Public Sewer**

Ext Feat: **Fire Pit,Lighting,Rain Gutters**

Construction:

**Stone,Wood Frame,Wood Siding**

Flooring:

**Carpet,Granite,Hardwood,Marble,Other,Tile**

Water Source:

**Other,Private**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator**

Int Feat:

**Bar,Bookcases,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Natural Woodwork,Pantry,Recessed Lighting,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wood Windows**

Utilities:

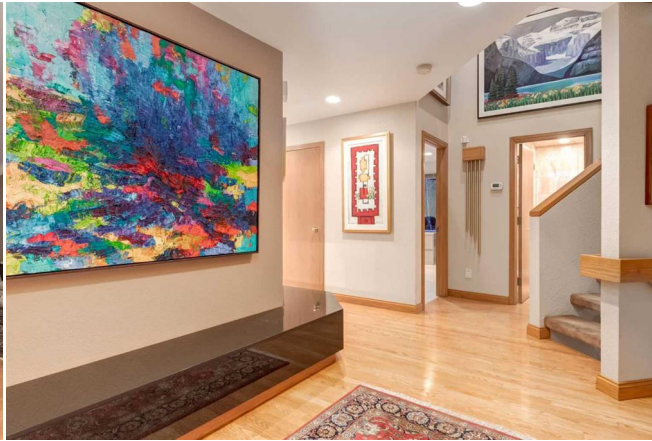
Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>8`6" x 11`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 27`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 14`0"</b>	<b>Bonus Room</b>	<b>Main</b>	<b>11`0" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 14`4"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>13`9" x 14`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`9" x 15`5"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`10" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 19`10"</b>	<b>Loft</b>	<b>Upper</b>	<b>8`4" x 9`5"</b>

Bedroom	Second	12`7" x 14`10"	Bedroom	Second	13`7" x 14`11"
3pc Bathroom	Basement	0`0" x 0`0"	3pc Bathroom	Main	0`0" x 0`0"
5pc Bathroom	Second	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Laundry	Lower	12`6" x 13`3"	Mud Room	Lower	4`0" x 13`1"
Game Room	Basement	12`9" x 20`9"	Family Room	Basement	13`6" x 26`0"
Other	Basement	5`5" x 7`7"	Office	Basement	7`7" x 8`1"
Furnace/Utility Room	Basement	8`9" x 13`0"	Storage	Basement	26`8" x 27`0"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-CRD			
Legal Desc:		7911041		Remarks	
Pub Rmks:					
<p>Welcome to Pinebrook Estates! Enjoy raising your family in this beautifully updated and well-appointed custom home with over 4600 sqft of finished living space. Located in one of the most coveted locations in all of Springbank and perfectly positioned on 2 acres, backing onto the 15th Green on Pinebrook Golf Course. This lot boasts mature trees, manicured landscaping, and plenty of outdoor space for the children to play. This property has undergone thorough renovations with careful design choices including flat finished ceilings, hardwood oak flooring on the main floor, freshly painted walls and ceilings, and so much more. Upon entry, be greeted by the best of family functionality with a large family room and living room each with a wood-burning fireplace, oversized windows, and soaring vaulted ceilings. The gourmet kitchen is complete with all new stainless steel appliances, granite countertops, a pantry, a full wine fridge to keep all your favourites on hand, and a breakfast nook gorgeously brightened by natural light through the windows of the Solarium. Enjoy hosting family and friends in the dining room or taking up a hobby in the bonus room. Also on the main floor is a generously sized bedroom and 3 pc bathroom remodeled with onyx walls/shower and hardwood floors. Escape to the Primary Suite located on the private upper level boasting a reading nook with floor-to-ceiling bookshelves, a secluded slate tiled balcony with breathtaking mountain views, vaulted ceilings, a spa-like 5 pc ensuite with tiled granite floors, walls, and countertops, as well as a walk-in closet. On the second level, you will find two more spacious bedrooms and a 5 pc bathroom. The lower level is great for keeping families organized with a mud room and massive laundry room with a new Electrolux front load washer &amp; dryer and tons of storage space. Descend to the fully finished basement and enter into an entertainers dream with a large rec room warmed by the cozy wood-burning fireplace and a fully equipped bar containing a sink, mini fridge, and ample counter space and shelving, making it an ideal spot for serving drinks + snacks during gatherings. Also in the basement is an office and 3 pc bathroom with heated porcelain floors and marble walls. The expansive backyard is a landscaped oasis where you can take pleasure in the beautiful mountain views on your west-facing slate tiled deck, roasting marshmallows around the fire pit, or exploring the expansive 2 acre lot. The car enthusiast will appreciate the heated triple attached garage with porcelain tiled flooring and walls as well as added storage space. Some additional features include 3 Lennox air conditioners, 4 new Lennox high efficiency furnaces, connection to Calgary sewer system, community water well system, and much more. Truly luxury acreage living at its very finest with privacy, views, and city amenities just minutes away. Great access to schools and private schools. Don't miss your chance to call this incredible place home!</p>					
Inclusions:		2 Mini Fridges, Warming Oven			
Property Listed By:		eXp Realty			

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





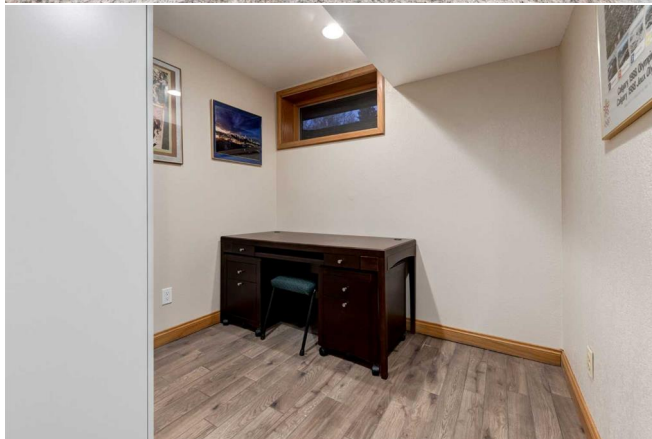




















GROSS AREA 40,000 SQ. FT. (10,000 SQ. FT. GARAGE)  
 MAIN LEVEL 10,000 SQ. FT., SECOND LEVEL 10,000 SQ. FT.  
 UPPER LEVEL 10,000 SQ. FT., LOWER LEVEL 10,000 SQ. FT.  
 BASEMENT 10,000 SQ. FT., GARAGE 10,000 SQ. FT.  
 TOTAL 40,000 SQ. FT.

