



THE
A-TEAM

**RE/MAX
FIRST**

33114 TOWNSHIP ROAD 243 , Rural Rocky View County T3Z 2M6

MLS® #: **A2098542**

Area: **Springbank**

Listing Date: **12/21/23**

List Price: **\$2,250,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$250k, 07-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Rocky View
County**

Finished Floor Area

Abv Sqft:

4,183

Year Built:

2012

Low Sqft:

Ttl Sqft:

4,183

Lot Information

Lot Sz Ar:

175,546 sqft

Lot Shape:

DOM

150

Layout

Beds:

6 (3 3)

Baths:

6.0 (5 2)

Style:

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

Parking

Ttl Park:

0

Garage Sz:

6

Access:

Lot Feat:

Park Feat:

Back Yard, Level, See Remarks

Heated Garage, Quad or More Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor, Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone, Stucco, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator

Int Feat:

Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	23`6" x 16`8"	Dining Room	Main	16`0" x 11`9"
Breakfast Nook	Main	14`6" x 12`0"	Living Room	Main	20`9" x 18`2"
Media Room	Basement	16`9" x 15`7"	Foyer	Main	12`0" x 8`0"
Bonus Room	Upper	23`7" x 16`0"	Office	Upper	15`3" x 13`1"
Office	Main	12`5" x 11`7"	Bedroom - Primary	Main	15`0" x 15`0"
Bedroom	Main	14`6" x 14`1"	Bedroom	Upper	16`0" x 14`7"
Bedroom	Basement	13`10" x 13`0"	2pc Bathroom	Main	8`0" x 4`0"

3pc Bathroom	Upper	9`8" x 5`0"
4pc Bathroom	Basement	8`7" x 5`0"
4pc Ensuite bath	Main	8`0" x 5`0"
Laundry	Main	8`9" x 5`11"
Exercise Room	Basement	13`0" x 10`8"
Furnace/Utility Room	Basement	17`4" x 9`0"
Bedroom	Basement	15`1" x 14`1"
Kitchen	Basement	11`6" x 10`6"

2pc Bathroom	Basement	8`4" x 3`11"
3pc Ensuite bath	Basement	11`6" x 4`10"
6pc Ensuite bath	Main	19`5" x 10`5"
Mud Room	Main	15`0" x 8`9"
Hobby Room	Basement	16`2" x 11`10"
Bedroom	Basement	13`2" x 13`2"
Family Room	Basement	25`0" x 20`6"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	CRES

Legal Desc: **0111853**

Remarks

Pub Rmks: **Welcome to your Springbank haven spanning over 7000 square feet, ready to fulfill your family's adventures. Step into a grand foyer leading to a spacious living area with a 16ft vaulted ceiling, and 3 fireplaces and a refined formal dining space. The well-appointed kitchen, complete with walk-in pantry and large island, is perfect for hosting gatherings. Enjoy tranquil southwest views from the kitchen nook and a sprawling 970 SF deck, ideal for outdoor festivities. Retreat to a primary bedroom with a fireplace, ensuite and expansive walk-in closet. An additional bedroom with its own private bathroom, a functional mudroom, an office, and a laundry room finish the main floor. Upstairs, discover a private enclave with a bedroom, bathroom, wet bar, and office, a perfect at-home retreat for teenagers, out of town guests or a live-in nanny. In addition to the heated 4 car garage, to the side of the house is there is an extra heated garage with high ceilings ready to accommodate your RV, boat or other recreational vehicles, both garages are wired with 220V three phase for electric vehicles or welding gear. This area could easily be utilized as a workshop as well. The lower walkout level with in-floor heat boasts a family room, a secondary kitchen, three more bedrooms with walk-in closets, one primary bedroom with its own bathroom, two full bathrooms, and additional guest bathroom. A media room, gym and versatile flex space for hobbies or storage. Nearby, you'll find Springbank Athletic Park, Springbank and Elbow Valley Schools and the private, Edge School, catering to sports enthusiasts, as well as easy access to the Rockies on the Trans Canada. Tailored for multigenerational living with space for everyone to spread out, this residence offers privacy on four beautiful acres (more or less). It is an ideal property for hosting loved ones, working from home, and pursuing your personal interests. Savour the allure of serene living while witnessing nature's seasonal symphony unfold across your stunning four-acre estate.**

Inclusions: **NA**
Property Listed By: **RE/MAX HOUSE OF REAL ESTATE**

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









