



THE
A-TEAM

**RE/MAX
FIRST**

30015 TOWNSHIP ROAD 262 , Rural Rocky View County T3R 1C4

MLS® #: **A2102061** Area: **Bearspaw_Calg** Listing Date: **02/01/24** List Price: **\$2,650,000**
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**
Year Built: **2010**
Lot Information
Lot Sz Ar: **162,043 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,504**
Low Sqft:
Ttl Sqft: **2,504**

DOM

107
Layout
Beds: **3 (3)**
Baths: **2.0 (1 2)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
Garage Sz: **7**

Access:
Lot Feat: **Landscaped,Many Trees,Private**
Park Feat: **Concrete Driveway,Front Drive,Garage Faces Side,Gated,Guest,Heated Garage,Oversized,Quad or More Attached,Workshop in Garage**

Utilities and Features

Roof: **Cedar Shake**
Heating: **In Floor,Natural Gas**
Sewer: **Septic Field**
Ext Feat: **Courtyard,Fire Pit,Lighting,Private Entrance,Private Yard**

Construction: **Stone,Wood Siding**
Flooring: **Concrete,Hardwood**
Water Source:
Co-operative
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Oven,Refrigerator,Washer,Water Softener,Wine Refrigerator**
Int Feat: **Bar,Built-in Features,Central Vacuum,Open Floorplan,Pantry,Skylight(s),Steam Room**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 6`10"
4pc Ensuite bath	Main	10`8" x 16`2"
Dining Room	Main	11`11" x 13`6"
Laundry	Main	5`6" x 9`0"
Mud Room	Main	9`1" x 9`5"
Office	Main	13`2" x 12`2"

Room	Level	Dimensions
2pc Ensuite bath	Main	5`6" x 4`11"
Balcony	Main	28`1" x 9`11"
Kitchen	Main	18`9" x 21`0"
Living Room	Main	21`2" x 18`7"
Nook	Main	10`8" x 12`5"
Pantry	Main	10`3" x 5`8"

Bedroom - Primary Bedroom	Main Second	16`0" x 16`4" 13`5" x 19`1"	Walk-In Closet Bedroom	Main Main	10`8" x 14`11" 15`7" x 13`0"
Legal/Tax/Financial					

Title: Fee Simple		Zoning: R2	
Legal Desc:	2110965		Remarks

Pub Rmks:	<p>Peaceful and private, this 3.72 acre 5 bedroom property located at the end of a tree-lined driveway is indeed a “Hidden Gem”. This acreage has countless mature spruce trees and 3 ponds with waterfalls providing unparalleled beauty all-year round. This epic property features a custom walkout bungalow; seven car garage; 889.79 sq.ft. 1-bedroom loft (illegal) over the garage with full kitchen; and the original cottage (illegal) offering yet another 720 square feet of full living quarters. The custom 2478.98 sq.ft. main house was built by a true craftsman. Offering open concept living with countless upgrades & features. Special features include custom solid core doors in a blend of olive and oak, wide plank antique oak hard wood flooring, a chef-inspired gourmet kitchen with a double Thermador oven/range, copper hood, inset cabinet doors, built-in steamer and walk-in pantry. The main floor has enchanting views of your very own park-like setting from the triple-paned windows. Two fabulous dining areas; an inviting living room, featuring vaulted ceilings and a skylight, complete with detailed millwork and a mason fireplace with Rumford box finished in rundle and iron stone. The spacious master bedroom has a decorative, gas fireplace; custom built-ins; a 6-piece ensuite with travertine stone. A private laundry room is attached to the large custom closet with built-in island with glass top, which completes the master retreat. Detailed trim is around every window and door. An impressive open staircase leads you to a walkout basement that opens onto a large, concrete patio beside the second of three ponds with waterfall features. The custom mason fireplace from the main floor continues into the basement as does the detailed millwork, including hand-crafted built-in shelves. The wet bar is complete with glass shelves, pounded copper top, stain glass lights, fridge and dishwasher. The concrete floors were textured by hand to look like the floors of a wine cellar and must be seen to be truly appreciated. Additional features include a wine room; concealed cold/storage room; steam room; exercise room with climbing wall; a flex room; and 2 spacious bedrooms each with walk-in closets and large windows. This property is an entertainer’s dream. Outdoor living areas include: a large main floor patio and walkout concrete patio facing the impressive landscaping in the backyard; a private courtyard in the front yard, complete with hot tub and pizza oven; and a firepit nestled by the third pond. The Loft over the garage is a full illegal suite with a fabulous kitchen, living room and 3-piece bath. Finished in pine, this welcoming space is perfect for extended family, a nanny or guests. The cottage gives you yet another space perfect for those looking to work from home or to share with family and friends.</p>
Inclusions:	<p>Home Automation•Starlink internet (Brand new and still in the box)•Home theatre equipment in Main House: 2 TVs, amplifiers, all Control 4 components and remote controls. Separate sheet available with information pertaining to the Control 4 system.•Internet mesh system•Built-in speakers (controlled with Control4 System) throughout Main House, Property maintenance equipment:•Snow blower•John Deere tractorAppliances:•washer and dryer in laundry room adjacent to the primary bedroom•washer and dryer in basement of Main House•washer and dryer in Cottage•3 fridges •built-in fridge/freezer in Main House kitchen•wine fridge in wine room•3 dishwashers (Cottage, Loft and downstairs bar)•built-in dishwasher in Main House, Additional items included in purchase price:•New light fixtures•Mirrors affixed to bathroom walls•Vacuum system and attachments)•Water softener, All window blinds and covers•Metal shelf in far garage, Bookshelves in Loft (4), Portable cupboard in kitchen in the Loft</p>
Property Listed By:	Real Estate Professionals Inc.

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











