



THE
A-TEAM

**RE/MAX
FIRST**

400 PINE SPRINGS Cove, Rural Foothills County T0X0T0

MLS® #: **A2104229**

Area: **NONE**

Listing Date: **04/10/24**

List Price: **\$2,886,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Foothills

Year Built:

2024

Lot Information

Lot Sz Ar:

12,297 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

County

Finished Floor Area

Abv Sqft:

3,446

Low Sqft:

Ttl Sqft:

3,446

DOM

39

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Back Yard,Front Yard,No Neighbours Behind,Rectangular Lot

Aggregate,Front Drive,Garage Door Opener,Heated Garage,Private Electric Vehicle Charging Station(s),Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air,Heat**

Pump,Humidity Control,Natural

Gas,Radiant,Zoned

Sewer: **None**

Ext Feat: **BBQ gas line,Private Yard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

See Remarks

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Freezer,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Washer/Dryer

Int Feat:

Beamed Ceilings,Bookcases,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Open

Floorplan,Pantry,Quartz Counters,Recessed Lighting,Smart Home,Sump Pump(s),Tankless Hot Water,Walk-In Closet(s),Wet Bar,Wired for Data

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`8" x 14`8"	Kitchen	Main	21`3" x 21`0"
Office	Main	10`8" x 10`6"	2pc Bathroom	Main	5`3" x 5`1"
Game Room	Second	14`8" x 10`6"	Bedroom - Primary	Second	20`8" x 12`11"
5pc Ensuite bath	Second	16`3" x 10`3"	Bedroom	Second	14`2" x 11`0"
Bedroom	Second	12`8" x 11`0"	Laundry	Second	8`8" x 7`1"
5pc Bathroom	Second	13`7" x 5`6"	Exercise Room	Basement	19`7" x 9`4"
Media Room	Basement	26`6" x 21`5"	Game Room	Basement	22`2" x 19`7"
Bedroom	Basement	11`2" x 10`8"	Bedroom	Basement	14`6" x 12`10"

3pc Bathroom	Basement	8`11" x 8`11"	Legal/Tax/Financial
Title: Fee Simple		Zoning: RCA	
Legal Desc:	2311381		Remarks
Pub Rmks:	NEW EXECUTIVE HOME by RareBuilt - Situated in Pine Springs at Heritage Pointe, a coveted location with only 22 estate homes completing this community. 400 Pine Springs Cove includes over 6,200 square feet of luxury living space with 5 bedrooms, 3.5 bathrooms, theater room, golf simulator room, and triple car garage. Custom tile, engineered wide plank hardwood floors, rear covered deck coupled with a beautiful outdoor fireplace are just a few of the features in this exquisite home. The kitchen will impress with a Wolf 5 burner gas cooktop, custom hood fan, Sub-Zero refrigerator/freezer, Cove dishwasher, Wolf built in oven and microwave, and 4 foot commercial grade stainless steel Julien Sink. Appliances are paneled and surrounded by high-end custom cabinetry and millwork, a well-established signature for this builder. The open concept main floor showcases an office, dining room and 20' ceilings in the spacious great room, with large sliding doors creating a unique indoor/outdoor living space. The second level includes the primary retreat with a spa inspired 5-piece ensuite complete with heated floors, dual vanity, oversized shower, and freestanding soaker tub. The large walk-in-closet is designed with custom built-in cabinetry. The fully finished basement includes a large rec room, 2 bedrooms, full bath, and suspended slab that hosts a perfect space for both a theatre and golf simulator. The immaculate mechanical room is home to the 2 Daikin furnaces which include heat pumps and air conditioning as well as 3 zone radiant floor heat. The triple car heated garage is finished with epoxy flooring. Schedule your appointment today!		
Inclusions: Property Listed By:	Dishwasher (basement), beverage fridge (basement) CIR Realty		

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





