



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 WOODLAND Lane, Rural Rocky View County T3R 1G4**

MLS® #: **A2107804**

Area: **Bearspaw\_Calg**

Listing Date: **02/15/24**

List Price: **\$1,299,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

**County**

Abv Sqft:

**1,501**

Year Built:

**1996**

Low Sqft:

Ttl Sqft:

**1,501**

Lot Information

Lot Sz Ar:

**108,900 sqft**

Lot Shape:

DOM

**94**

Layout

Beds:

**4 (2 2 )**

Baths:

**3.0 (3 0)**

Style:

**Acreage with  
Residence,Bungalow**

Parking

Ttl Park:

**0**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Garden,Irregular Lot,Many Trees,Private,Treed  
Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Fire Pit,Garden,Playground,Private Yard,Storage**

Construction:

**Stone,Stucco**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

**Co-operative**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**

Int Feat:

**Double Vanity,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

**Living Room**

**Main**

**14`1" x 18`9"**

**Nook**

**Main**

**8`4" x 8`0"**

**Bedroom - Primary**

**Main**

**18`9" x 13`5"**

**Bedroom**

**Lower**

**12`0" x 10`11"**

Room

Level

Dimensions

**Kitchen**

**Main**

**14`7" x 10`10"**

**Family Room**

**Lower**

**18`2" x 13`11"**

**Bedroom**

**Main**

**10`4" x 10`11"**

**Bedroom**

**Lower**

**10`6" x 11`11"**

Laundry  
3pc Bathroom  
4pc Ensuite bath

Main  
Main  
Main

7`6" x 5`6"  
0`0" x 0`0"  
0`0" x 0`0"

Game Room  
4pc Bathroom

Lower  
Lower

17`10" x 10`10"  
0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**  
  
**9411004**

Remarks

Pub Rmks:

**Welcome to this charming updated bungalow nestled amidst a tranquil 2.5 acres of treed land, boasting an array of thoughtful upgrades! Stepping into the home, you're greeted by a spacious layout designed for both functionality and style. The kitchen boasts a large centre island, offering ample prep space and convenient under-counter storage. Stainless steel appliances, gas range stove and a corner pantry complete this culinary space. Adjacent to the kitchen lies the inviting eating nook, where bright windows flood the area with natural light, creating a cheerful atmosphere. This cozy space seamlessly connects to the living room, fostering an ideal environment for gatherings and everyday living. Prepare to be captivated by the living room's focal point: an incredible stone feature wall encompassing a gas fireplace. Whether you're unwinding with loved ones or entertaining guests, this inviting space sets the perfect backdrop. Sliding doors provide access to the sprawling veranda, where breathtaking views of the surrounding trees and yard await. A built-in desk offers a designated workspace, blending functionality with elegance. Retreat to the primary bedroom, where a large window frames picturesque views of the surrounding natural beauty. A beamed ceiling adds character to the space, while the attached 4-piece ensuite complete with a stand alone shower and dual vanity ensures convenience and comfort. Convenience meets efficiency in the laundry room, featuring new washer and dryer units, along with a linen closet and shelf above for added storage. Completing this upper level is a 3pc bathroom and additional bedroom. Descend to the basement, where two lower-level bedrooms await, boasting walk-in closets for ample storage. A large storage room offers organizational solutions, while a spacious family room provides endless possibilities for relaxation and recreation. An additional rec room with a secondary boot room/coat area leading to the garage enhances the functionality of this lower level. Step outside to discover the expansive backyard, complete with a fire pit for cozy evenings under the stars, a charming chicken coop and shed, and a designated garden area for cultivating your green thumb. A play structure promises endless hours of outdoor fun. Upgrades to the property include newer windows, newer on-demand water system, and newer furnace ensuring peace of mind and efficiency for years to come. This meticulously maintained home offers the perfect blend of comfort, functionality, and outdoor enjoyment, promising a lifestyle of serenity and convenience. Pride of ownership is seen throughout.**

**Garage openers (3)**  
**RE/MAX First**

Inclusions:  
Property Listed By:

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













