



THE
A-TEAM

**RE/MAX
FIRST**

31049 COYOTE VALLEY Road, Rural Rocky View County T3L2R1

MLS® #: **A2109503** Area: **Bearspaw_Calg** Listing Date: **02/26/24** List Price: **\$4,990,000**
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: **2004**
Lot Information
Lot Sz Ar: **180,774 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **7,184**
Low Sqft:
Ttl Sqft: **7,184**

DOM

84
Layout
Beds: **4 (4)**
Baths: **3.5 (2 3)**
Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **12**
Garage Sz: **8**

Access:
Lot Feat: **Garden,Landscaped,Private,See Remarks,Treed**
Park Feat: **Double Garage Detached,Electric Gate,Heated Garage,Oversized,Quad or More Attached,See Remarks,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Garden,Other,Outdoor Grill,Outdoor Kitchen,Private Yard,Tennis Court(s)**

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

Kitchen Appl: **Freezer,Gas Stove,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Crown Molding,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,See Remarks,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 7`7"
Breakfast Nook	Main	19`10" x 16`3"
Foyer	Main	18`4" x 27`8"
Laundry	Main	10`5" x 17`4"
Pantry	Main	17`5" x 11`9"
2pc Ensuite bath	Upper	6`8" x 5`9"

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`1"
Dining Room	Main	17`4" x 14`0"
Kitchen	Main	17`10" x 20`3"
Living Room	Main	29`3" x 24`1"
Walk-In Closet	Main	10`6" x 5`5"
6pc Bathroom	Upper	17`11" x 9`8"

6pc Ensuite bath	Upper	12`7" x 16`0"	Bedroom	Upper	17`9" x 14`1"
Bedroom	Upper	18`0" x 14`1"	Bedroom	Upper	17`11" x 14`0"
Other	Upper	21`1" x 19`5"	Exercise Room	Upper	23`1" x 22`6"
Laundry	Upper	6`2" x 6`6"	Office	Upper	24`0" x 24`9"
Office	Upper	9`7" x 10`9"	Bedroom - Primary	Upper	21`11" x 16`1"
Storage	Upper	7`11" x 9`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-RUR**
Legal Desc: **9612195**

Remarks

Pub Rmks: **Welcome to a sanctuary of luxury and natural beauty in the sought-after community of Bearspaw. ~ Crafted by McKinley Masters, this estate is a masterpiece, offering four acres of pristine land designed for outdoor living and entertaining. ~ As you arrive, the gated entry and brick driveway set the tone for the elegance within. ~ The back patio is an entertainer's dream, featuring an outdoor kitchen adorned with intricate stone walls, a curved stone bar, and a built-in fire table. An adjacent gazebo offers a perfect setting for intimate al fresco dinners. ~ The property is a paradise for outdoor enthusiasts, featuring a sport court, fire-pit area, and a dream kids' playhouse. The grounds are adorned with groves of trees, garden beds, and tranquil lawn areas, offering a serene backdrop for outdoor activities. ~ Two front entrances offer guest and family access, with the main entrance leading to a foyer that opens to a family room with a fireplace and panoramic property views. ~ The kitchen is a culinary dream, boasting beautiful granite counters, a huge 3-tiered island, and upgraded appliances, including a Viking gas range. Off the kitchen a Subzero full fridge and full freezer are set in an enormous pantry and the pantry also features a one-burner gas cooktop with a pot-filler faucet and dumb waiter that serves all three floors, making it an ideal prep space for parties. ~ Just off the dining nook, discover an expansive covered deck, a true extension of your living space. With a built-in BBQ, outdoor fireplace, and breathtaking views, it's an alfresco paradise. ~ A formal dining room adds an extra layer of elegance for indoor gatherings. ~ The main floor also includes a versatile room that combines laundry facilities, a built-in desk, and abundant storage space. ~ A spiral staircase leads to a 4,250 sq.ft. second floor, featuring a secluded primary suite with a fireplace, walk-in closet, and luxurious ensuite. ~ The floor also houses a flex area with dual study spaces, three additional spacious bedrooms, and a unique kids' bathroom with dual showers. ~ Two massive bonus rooms offer endless possibilities; one even includes exercise equipment. ~ A private home office with direct access to the garage provides an ideal work-from-home setup. ~ The walkout basement maintains the home's high standards, featuring a fifth bedroom, full bathroom, games/rec room with a third fireplace and massive, curved wet bar, and a dance floor with sprung wood flooring. ~ A 6-car attached garage equipped with floor drains, abundant storage counters, cabinets, and workspaces, plus an additional detached garage accommodate vehicles and equipment. ~ The home comes with two water coop memberships, ensuring you'll never run out of water. ~ Every corner of this Bearspaw gem tells a story of family, comfort, and luxury.**

Inclusions: **Fridges (4), Dishwasher (4), Microwaves (3), Hoodfan, Washers (2), Dryers (2), Built-In BBQs (2), Bar Fridges (2), Garage Opener with 3 Remote Controls, Projector Screen (no projector), Wall-Mounted TV's, Alarm Equipment, Air Conditioner**

Property Listed By: **Real Broker**

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











