



THE
A-TEAM

**RE/MAX
FIRST**

97 SPERO Place, Rural Rocky View County t3r1g3

MLS® #: **A2109742**

Area: **Bearspaw_Calg**

Listing Date: **02/22/24**

List Price: **\$2,900,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Year Built:

2000

Lot Information

Lot Sz Ar:

147,232 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

3,520

Low Sqft:

Ttl Sqft:

3,520

DOM

87

Layout

Beds:

4 (2 2)

Baths:

4.5 (4 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

6

Access:

Lot Feat:

**Back Yard,Fruit Trees/Shrub(s),Gazebo,Garden,Landscaped,Many Trees,Underground
Sprinklers,Private,Views**

Park Feat:

Double Garage Detached,Quad or More Attached

Utilities and Features

Roof:

Clay Tile

Heating:

In Floor,Forced Air,Natural Gas

Sewer:

Septic Field,Septic Tank

Ext Feat:

**Balcony,BBQ gas line,Fire
Pit,Garden,Lighting,Private Yard**

Construction:

Brick,Concrete,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Co-operative,Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

**Bidet,Breakfast Bar,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Natural
Woodwork,No Smoking Home,Pantry,Stone Counters,Walk-In Closet(s)**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Living Room

Main

17`0" x 14`0"

Kitchen

Main

19`0" x 14`2"

Breakfast Nook

Main

11`6" x 9`0"

Family Room

Main

23`11" x 16`11"

Dining Room

Main

15`6" x 14`11"

Bedroom - Primary

Main

19`10" x 19`0"

6pc Ensuite bath	Main	19`0" x 17`10"
4pc Bathroom	Main	11`8" x 6`0"
Office	Main	13`4" x 11`4"
2pc Bathroom	Main	7`3" x 6`1"
Sunroom/Solarium	Lower	29`0" x 14`0"
Kitchen	Lower	19`7" x 19`0"
Bedroom	Lower	16`9" x 16`0"
Wine Cellar	Lower	12`4" x 10`4"
Cold Room/Cellar	Lower	12`7" x 11`4"
3pc Bathroom	Lower	9`9" x 8`5"

Bedroom	Main	13`9" x 11`7"
Foyer	Main	9`3" x 9`0"
Laundry	Main	11`11" x 8`3"
Game Room	Lower	21`9" x 18`1"
Game Room	Lower	28`9" x 27`0"
Bedroom	Lower	16`10" x 12`2"
4pc Bathroom	Lower	10`2" x 6`0"
Storage	Lower	13`10" x 6`4"
Laundry	Lower	10`7" x 6`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **9310879**

Zoning:
R1

Remarks

Pub Rmks: **Welcome to your mountain view sanctuary! This stunning home boasts a grand entrance area and large bay windows that flood the space with natural light, highlighting the exquisite custom millwork throughout. Prepare gourmet meals in either of the two kitchens, both equipped with high-end appliances and granite countertops. The lower level kitchen is a chef's dream with a coffee station, breakfast bar, and a large chef-style island. Entertain guests in the formal dining and living area, perfect for accommodating large gatherings. With 4 bedrooms, including a spacious master ensuite with dual vanities, soaker tub, and steam shower, there's ample space for everyone to relax in comfort. Plus, with a total of 5 bathrooms, convenience is never compromised. Descend the grand solid wood staircase to the walkout basement, where you'll find a wine cellar and cool room, perfect for storing your favorite vintages. Cozy up by the wood-burning fireplace or enjoy the sunset in the west-facing backyard, complete with two greenhouses, a gazebo, and a rose garden. Additional features include a large deck, heated sunroom, sprinkler system for landscaping, and a fully landscaped yard filled with mature trees. Parking is a breeze with a large shop-style 2-car separate garage and a 4-car attached garage, both accessible via the fully paved driveway. Outdoor entertaining is a breeze with two fire pit areas and a large picnic area, offering endless opportunities for enjoyment. Don't miss your chance to own this luxurious retreat surrounded by nature's beauty. Schedule your showing today!**

Inclusions: **N/A**
 Property Listed By: **Century 21 Bamber Realty LTD.**

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













