

## 97 SPERO Place, Rural Rocky View County t3r1g3

MLS®#:	A2109742	Area:	Bearspaw_Calg	Listing Date:	02/22/24	List Price: <b>\$2,900,000</b>
Status:	Active	County:	<b>Rocky View County</b>		None	Association: Fort McMurray



l Information				DOM				
/pe:	Residential			87				
pe:	Detached			Layout				
wn:	Rural Rocky View	Finished Floor Are	<u>ea</u>	Beds:	4 (2 2 )			
	County	Abv Sqft:	3,520	Baths:	4.5 (4 1)			
uilt:	2000	Low Sqft:		Style:	Acreage with			
ormation		Ttl Sqft:	3,520	-	Residence, Bungalow			
Ar:	147,232 sqft				-			
ipe:				Parking				
				Ttl Park:	0			
				Garage Sz:	6			
:				-				
it:	Back Yard,Fruit Trees/Shrub(s),Gazebo,Garden,Landscaped,Many Trees,Underground							
	Sprinklers, Private, V	/iews	-					
eat:	Double Garage Detached,Quad or More Attached							

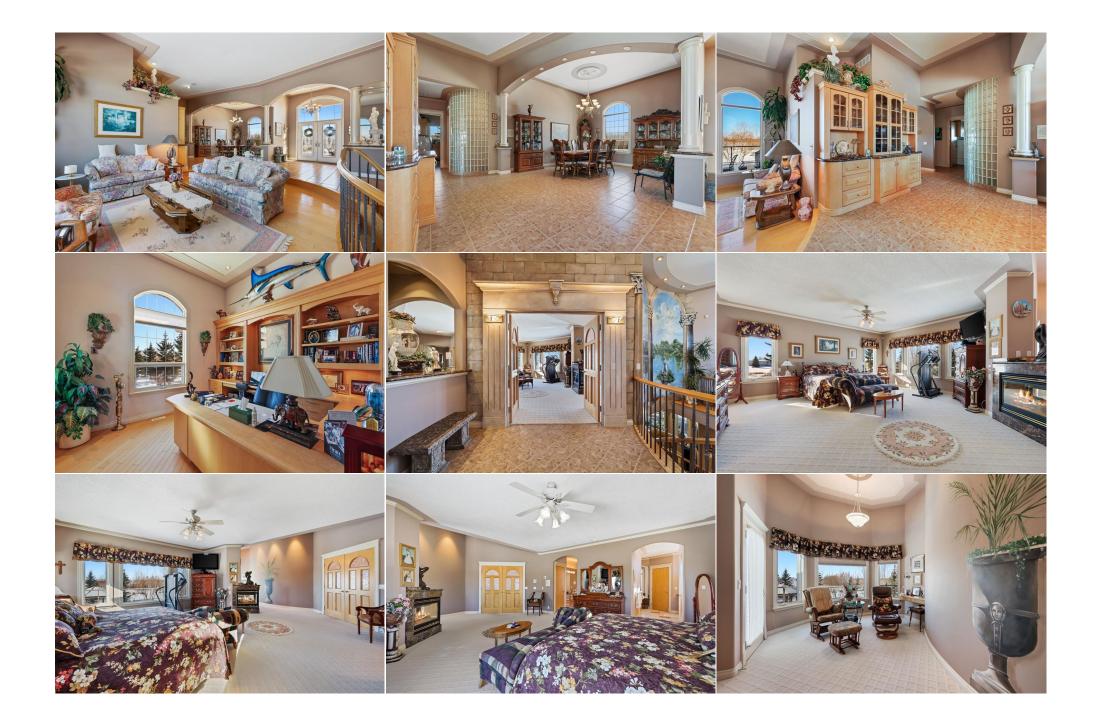
Roof: Clay Tile			Construction:					
Heating:	In Floor,Forced Air,Natural Gas		Brick,Concrete,Stucco,Wo	Brick,Concrete,Stucco,Wood Frame Flooring:				
Sewer:	Septic Field, Septic Tank		Flooring:					
Ext Feat:	Balcony,BBQ gas line,Fire		Carpet, Ceramic Tile, Hardwood Water Source: Co-operative, Well					
	Pit, Garden, Lighting, Private Yard							
			Fnd/Bsmt:					
			Poured Concrete					
Kitchen Appl:	Built-In Gas Range,Buil	t-In Oven,Central Air Conditioner,	Dishwasher, Dryer, Oven-Built-In, Ra	nge Hood,Refrigerator,W	asher,Window Coverings			
Int Feat:	Bidet,Breakfast Bar,Bu	ilt-in Features,Central Vacuum,Clo	set Organizers,Crown Molding,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Natural					
	Woodwork,No Smoking	Home,Pantry,Stone Counters,Wa	lk-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 Nool	k 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"			

Utilities and Features

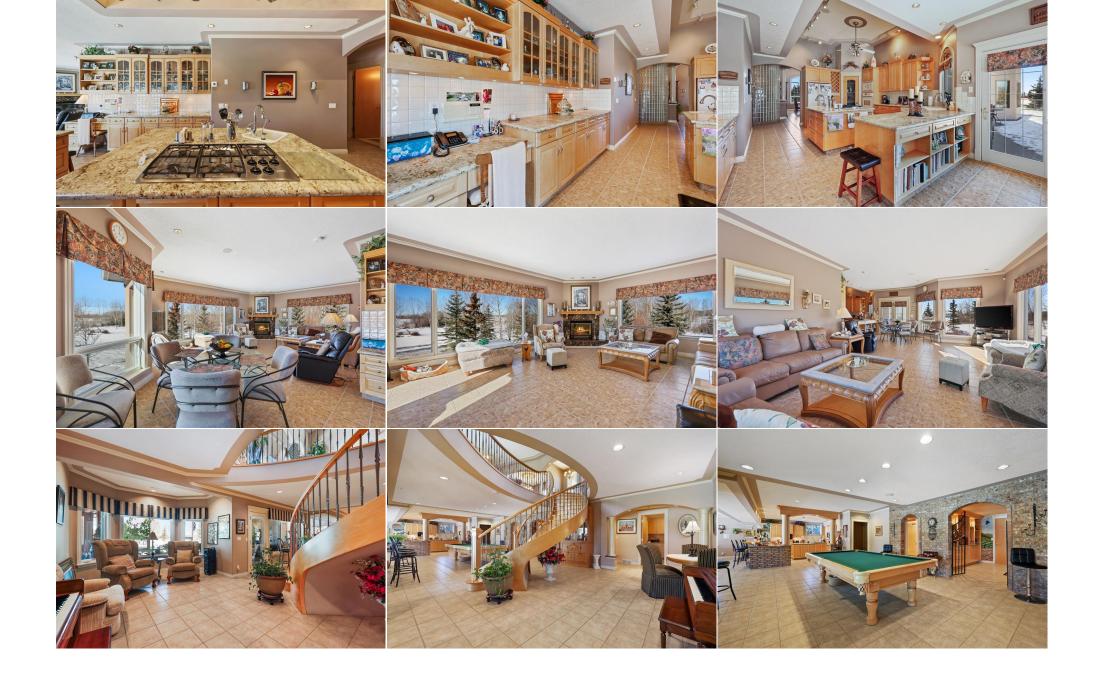
6pc Ensuite bath 4pc Bathroom Office 2pc Bathroom Sunroom/Solarium Kitchen	Main Main Main Lower Lower	19`0" x 17`10" 11`8" x 6`0" 13`4" x 11`4" 7`3" x 6`1" 29`0" x 14`0" 19`7" x 19`0"	Bedroom Foyer Laundry Game Room Game Room Bedroom	Main Main Lower Lower Lower	13`9" x 11`7" 9`3" x 9`0" 11`11" x 8`3" 21`9" x 18`1" 28`9" x 27`0" 16`10" x 12`2"		
Bedroom Wine Cellar	Lower Lower	16`9" x 16`0" 12`4" x 10`4"	4pc Bathroom Storage	Lower Lower	10`2" x 6`0" 13`10" x 6`4"		
Cold Room/Cellar 3pc Bathroom	Lower	12`7" x 11`4" 9`9" x 8`5"	Laundry	Lower	10'7" x 6'3"		
Legal/Tax/Financial							
Title: <b>Fee Simple</b> Legal Desc:	9310879	Zoning: <b>R1</b>					
Legal Desc.	5510075		Remarks				
Pub Rmks: Inclusions: Property Listed By:	<ul> <li>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!</li> </ul>						

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









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