



THE
A-TEAM

**RE/MAX
FIRST**

115 HERITAGE Place, Rural Rocky View County T3Z3P3

MLS®#: **A2110296**

Area: **Heritage Woods**

Listing Date: **02/27/24**

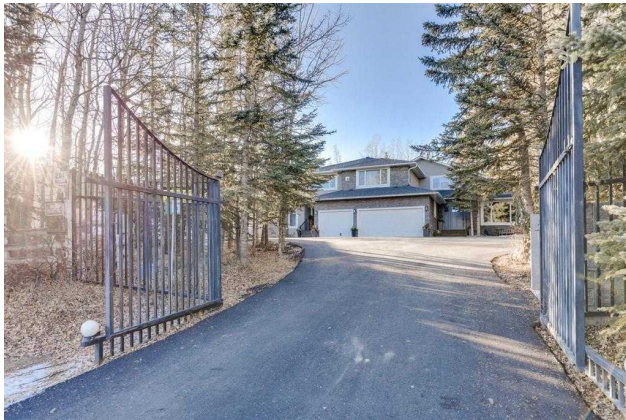
List Price: **\$2,699,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

5,650

Year Built:

1978

Low Sqft:

Ttl Sqft:

5,650

Lot Information

Lot Sz Ar:

87,120 sqft

Lot Shape:

64 meters X 126 meters

DOM

81

Layout

Beds:

6 (6)

Baths:

5.0 (4 2)

Style:

2 Storey,Acreage with Residence

Parking

Ttl Park:

10

Garage Sz:

3

Access:

Many Trees

Lot Feat:

Park Feat:

Double Garage Detached, Triple Garage Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Septic System

Ext Feat:

Other

Construction:

Stone,Stucco,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Co-operative

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator

Int Feat:

Built-in Features,Central Vacuum,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance

Utilities:

Room Information

Room

Kitchen

Family Room

Mud Room

Play Room

Laundry

Level

Main

Main

Main

Second

Second

Dimensions

23`6" x 15`10"

18`0" x 12`0"

18`5" x 11`0"

16`6" x 8`4"

11`6" x 10`8"

Room

Dining Room

Foyer

Bonus Room

Game Room

Kitchen

Level

Main

Main

Second

Lower

Suite

Dimensions

15`10" x 14`7"

9`10" x 5`6"

16`4" x 13`6"

31`6" x 31`6"

17`4" x 9`5"

| | | | | | |
|--------------------------------|--------|----------------|-------------------|--------|----------------|
| Living/Dining Room Combination | Suite | 24`0" x 12`5" | Office | Suite | 12`0" x 11`10" |
| Foyer | Suite | 13`5" x 6`6" | Laundry | Suite | 6`6" x 3`5" |
| Balcony | Second | 6`8" x 5`3" | Storage | Lower | 27`0" x 25`0" |
| Bedroom - Primary | Second | 17`10" x 17`4" | Bedroom | Second | 14`0" x 12`0" |
| Bedroom | Second | 12`6" x 12`0" | Bedroom | Second | 12`4" x 12`2" |
| Bedroom | Second | 12`4" x 12`2" | Bedroom - Primary | Main | 15`6" x 14`0" |
| Office | Main | 13`6" x 11`6" | 2pc Ensuite bath | Main | 5`10" x 5`6" |
| 2pc Bathroom | Main | 6`0" x 5`10" | 5pc Ensuite bath | Suite | 14`10" x 12`0" |
| 5pc Ensuite bath | Second | 12`0" x 8`0" | 4pc Bathroom | Second | 12`0" x 10`6" |
| 5pc Ensuite bath | Second | 16`0" x 12`5" | | | |

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7810330

Zoning:

residential

Remarks

Pub Rmks:

A fantastic opportunity to own a 2 acre home in a private forest setting that is situated at the end of a cul-de-sac in Heritage Woods. This unique property that has been completely renovated and a brand new built addition added. With over 7050 sq ft this home offers a main floor suite with a separate entrance, a living room with wood fireplace, dining room, kitchen, island, bar and office area, 2 pc guest powder room and an amazing master bedroom with vaulted ceilings, 5pc ensuite and walk-in closet. The main house offers a beautiful kitchen, 6 burner gas stove, double fridges, breakfast nook, large island, built-in pantry, separate dining room, bar areas with 2 beverage fridges, a den, half bath, laundry and family room with stone surrounding wood fireplace. On the upper level you will find an elegant master retreat which includes a gas fireplace, 5 pc ensuite and walk-in closet Additionally on the upper floor are 4 large bedrooms, 2 full baths, bonus room, and a spacious laundry room. From the main floor walk-out to a beautiful tiled patio with a build -in wood fireplace, pizza oven and an additional fire pit area. The whole property is surrounded with mature trees for outstanding and peaceful enjoyment. This incredible property has 3 car attached, plus oversized 3 car detached/shop garage. Quick access to Stoney Trail and only minutes from shopping, schools, rec centers and 15 min from downtown.

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



