



THE
A-TEAM

**RE/MAX
FIRST**

231192 FORESTRY Way, Rural Rocky View County T0L 0K0

MLS® #: **A2112953**

Area: **NONE**

Listing Date: **03/07/24**

List Price: **\$1,325,000**

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: **1997**
Lot Information
Lot Sz Ar: **223,027 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,912**
Low Sqft:
Ttl Sqft: **1,912**

DOM

73
Layout
Beds: **5 (2 3)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **12**
Garage Sz: **3**

Back Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Private,Treed,Views Heated Garage,Insulated,RV Access/Parking,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Lagoon,Septic Field,Septic System**
Ext Feat: **Garden,Lighting,Other,Private Yard,Storage**

Construction: **ICFs (Insulated Concrete Forms),Stone,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **Private**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Freezer,Gas Stove,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`6" x 12`6"
Kitchen	Main	11`0" x 7`3"
Laundry	Main	5`10" x 3`9"
Furnace/Utility Room	Basement	12`0" x 9`11"
Walk-In Closet	Main	8`11" x 6`2"
Bedroom	Basement	13`9" x 11`2"

Room	Level	Dimensions
Dining Room	Main	13`6" x 13`6"
Den	Main	10`8" x 9`11"
Family Room	Basement	28`2" x 22`0"
Bedroom - Primary	Main	18`9" x 15`8"
Bedroom	Main	13`2" x 11`11"
Bedroom	Basement	16`7" x 11`3"

Bedroom	Basement	13`10" x 12`3"	2pc Bathroom	Main	6`0" x 4`8"
4pc Ensuite bath	Main	8`11" x 5`8"	4pc Bathroom	Main	10`8" x 5`0"
4pc Bathroom	Basement	9`11" x 5`2"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	RUR4
Legal Desc:	9110826

Remarks

Pub Rmks:	<p>Public Remarks: Privately nestled amongst the trees on 5+ acres sits this enchanting ranch-style walkout bungalow! Conveniently located within walking distance to Kananaskis Country and the West Bragg Creek Trail System for endless outdoor recreation. Then come home to a quiet and peaceful piece of paradise surrounded by endless Alberta big sky and lush forest views. The beautiful stonework on the front of the house is all Bragg Creek stone. Soaring vaulted ceilings, gleaming hardwood floors and an abundance of natural light welcome you inside. French doors open to the main floor den for a tucked away workspace. Open and bright the airy main floor is perfectly situated to make the most of those outstanding views out of oversized windows. The farmhouse-style kitchen features a gas stove, timeless subway tile, tons of cabinets and a walk-in pantry for extra storage. Glass railings adorn the upper deck to ensure none of the views are obstructed while hosting summer barbeques, sipping peaceful morning coffees or simply unwinding immersed in the surrounding serenity. Situated on the corner for extra windows, is the huge primary bedroom - imagine waking up each day to those incredible views! A large walk-in closet and a private ensuite with dual sinks make it a true owner's escape. This level is completed by a handy powder room, a second bedroom, another full bathroom, laundry and a mudroom. Gather in the rec room in the walkout basement and put your feet up in front of the quaint wood-burning stove, curl up with a good book or enjoy some friendly competition at the included pool table. 3 additional bedrooms and another full bathroom are also on this level. Walk out to the lower patio and beyond to this nature lover's utopia with endless trees, a greenhouse, a chicken coop, a corral, a barn, a shed, enclosures for horses and more! The oversized, heated triple car garage has room for more than just vehicles with extra space for equipment or a workshop plus extra RV parking to the side. This picturesque property has it all - away from the hustle and bustle of the city yet without sacrificing any of its amenities!</p>
Inclusions:	None
Property Listed By:	Real Broker

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











