



THE
A-TEAM

**RE/MAX
FIRST**

303 GRANGE Lane, Rural Rocky View County T1Z 0B8

MLS® #: **A2113952**

Area: **Cambridge Park**

Listing Date: **03/18/24**

List Price: **\$1,429,900**

Status: **Active**

County: **Rocky View County**

Change: **-\$50k, 18-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Year Built:

2023

Lot Information

Lot Sz Ar:

14,810 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

3,185

Low Sqft:

Ttl Sqft:

3,185

DOM

62

Layout

Beds:

7 (5 2)

Baths:

5.5 (5 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard, Interior Lot, Level

Driveway, In Garage Electric Vehicle Charging Station(s), Quad or More Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Public Sewer**

Ext Feat: **BBQ gas line, Lighting, Rain Gutters**

Construction:

Stone, Stucco, Wood Frame

Flooring:

Vinyl

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Window Coverings**

Int Feat: **Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`3" x 5`1"	3pc Bathroom	Main	8`7" x 4`11"
Bedroom	Main	14`0" x 12`6"	Breakfast Nook	Main	10`5" x 12`0"
Dining Room	Main	13`11" x 13`3"	Foyer	Main	13`9" x 11`2"
Kitchen	Main	13`9" x 18`4"	Living Room	Main	18`10" x 16`6"
Spice Kitchen	Main	7`8" x 13`8"	5pc Bathroom	Upper	10`5" x 4`11"

5pc Ensuite bath	Upper	10`5" x 10`0"
Bedroom	Upper	10`5" x 11`5"
Bedroom - Primary	Upper	12`5" x 15`6"
Laundry	Upper	5`9" x 6`6"
Walk-In Closet	Upper	10`10" x 5`3"
4pc Bathroom	Basement	5`7" x 9`10"
Bedroom	Basement	12`6" x 12`4"
Game Room	Basement	27`9" x 29`0"
Furnace/Utility Room	Basement	14`1" x 5`8"

5pc Ensuite bath	Upper	9`7" x 10`4"
Bedroom	Upper	13`3" x 9`4"
Family Room	Upper	14`1" x 10`9"
Bedroom - Primary	Upper	13`2" x 14`3"
Walk-In Closet	Upper	7`3" x 6`6"
Bathroom - Roughed-in	Basement	2`10" x 7`10"
Bedroom	Basement	12`6" x 11`2"
Storage	Basement	13`3" x 5`8"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

Zoning:
R-1

1710761

Remarks

Pub Rmks:

****10K Credit to Buyer for Lawn ** Welcome to your stunning custom home in Conrich, a quiet estate neighbourhood located 10 minutes East of Calgary. This home needs to be seen in person to truly experience its beauty. 4 Car Garage | 2000 SqFt Private Driveway | 3185 SqFt Home | Walkout-Basement | 2 Furnaces | 75 Gallon Hot Water Tank | Chef's Kitchen & Hidden Spice Kitchen | Walk-in Pantry | Kitchenaid & Whirlpool Appliances | Gas Cooktop | Electric Stove | Hidden Range Hood | Quartz Countertops | 9' Kitchen Island with USB Charging | Full Height Cabinetry | Soft Close Drawers | Grand Maple Split Staircase | MDF Railings | Open to Below Ceilings | Main Level 10' Ceiling | Basement & Upper Level 9' Ceilings | +120V Lighting | Pedal Light Switches | Chandeliers | Pot Lighting on All Levels | Main Level Bedroom with Walk-in Closet | MDF Built-in Closets to All Bedrooms | Main Level 3pc Bath with Walk-In Shower | 2 Electric Fireplaces (Main & Basement) | Grandiose Deck with Gas Line for BBQ | 2 Upper Level Primary Bedrooms | 1st Primary with Private Balcony, 5pc Ensuite with Jacuzzi Tub, Rainfall Steam Shower & Smart Lighting Mirror | 2nd Primary with 5pc Ensuite Bath with Jacuzzi Tub | Bedrooms 3 & 4 on Upper Level share 5pc Bath with Dual vanities & Jet Tub | Upper Level Bonus Room | Upper Level Laundry Room with Sink & Storage | Basement Holds 2 Bedrooms | 4pc Bath | Wet Bar | Electric Wiring For Kitchen | Hookup for 2nd Laundry | Wired For Air Conditioning | Deep Storage Room | Walkout to Covered Glass Enclosed Concrete Patio | Triple Pane Windows | Mudroom with Bench Seating & Built In Storage | Electric Car Charger In Garage | 2pc Bath in Garage with Baseboard Heater | Overhead Garage Door Control with Cameras | Exterior Pot Lighting | Security Cameras (2 active, 8 compatible) | Alarmed Doors | Progressive Warranty.**
Spice Kitchen: Electric Stove, Range Hood, Refrigerator. Security Cameras.
RE/MAX Crown

Inclusions:
 Property Listed By:

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











