



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 CHERRY VALLEY Court, Rural Rocky View County T3R 1C9**

MLS® #: **A2115971**

Area: **Cherry Valley Est**

Listing Date: **03/20/24**

List Price: **\$1,795,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$55k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

**County**

Abv Sqft:

**2,389**

Year Built:

**1979**

Low Sqft:

Ttl Sqft:

**2,389**

Lot Information

Lot Sz Ar:

**174,240 sqft**

Lot Shape:

DOM

**60**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.0 (3 0)**

Style:

**Acreage with  
Residence,Bungalow**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

**Private,Treed**

Lot Feat:

Park Feat:

**Additional Parking,Driveway,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**

Sewer: **Septic System,Septic Tank**

Ext Feat: **Lighting,Other**

Construction:

**Brick,Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Cork,Hardwood,Marble,Slate**

Water Source:

**Cistern**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Kitchen Island,Recessed Lighting,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>23`5" x 22`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>27`7" x 13`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>19`6" x 14`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`7" x 5`8"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 13`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 11`6"</b>

Bedroom  
Game Room  
Bedroom  
Storage  
Furnace/Utility Room

Main  
Basement  
Basement  
Basement  
Basement

12`0" x 11`6"  
38`1" x 16`2"  
14`7" x 12`0"  
12`9" x 11`5"  
8`3" x 6`2"

Laundry  
Office  
3pc Bathroom  
Furnace/Utility Room

Main  
Basement  
Basement  
Basement

19`3" x 13`7"  
12`10" x 11`5"  
0`0" x 0`0"  
22`9" x 13`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7510474**

Zoning:  
**R-RUR**

Remarks

Pub Rmks:

**A once in a lifetime opportunity to make desirable Bearspaw your home, with 4 acres, a meticulously renovated home, and a massive brand new 40x70 shop with mezzanine! This designers renovation offers a perfect blend of comfort, style, and functionality, making it an ideal place to call home. As you enter, you are greeted by a spacious living area adorned with abundant natural light streaming through large windows, creating a warm and inviting ambiance. The layout seamlessly connects the living room to the dining area and kitchen, fostering a sense of connectivity and ease of movement. Featuring Elan home entertainment, ring cameras and Gemstones lighting. The dream kitchen has 2 islands, white cabinetry, upscale lighting, gas fireplace, farmhouse apron sink, and luxury appliances, making meal preparation a delight. Whether you're hosting gatherings or enjoying quiet family dinners in the separate dining room, this kitchen is sure to inspire your culinary adventures. This residence offers a great mud room with laundry, three generously sized bedrooms, including a primary suite complete with an ensuite bathroom. The lower level has an enormous rec room with stone fireplace, office space and a fourth bedroom with full bath. Step outside to discover a separate 2800SF shop (40x70) with 16 ft doors to host all of your toys and equipment. Additionally there is a cozy living space with fireplace, kitchenette and includes a full bath. Also includes underground heat, gas, water & internet. There is plenty of room for outdoor activities, providing a tranquil retreat from the hustle and bustle of city life. This 4 acres features interesting topography with rolling hills, forest with trails and so much more. Enjoy easy access to a wealth of amenities, including shopping, dining, parks, schools, and more. With its convenient location and charming features, this property presents an exceptional opportunity to experience the best of country living with Calgary convenience. Don't miss your chance to make this wonderful property your own.**

Inclusions:  
Property Listed By:

**TV Wall Mount Brackets  
eXp Realty**

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

























