



THE
A-TEAM

**RE/MAX
FIRST**

25 GRANDVIEW Grove, Rural Rocky View County T3Z 0A7

MLS® #: **A2116077**

Area:

Listing **03/19/24**

List Price: **\$1,850,000**

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**

Finished Floor Area

Abv Sqft: **3,067**

Year Built:

2007

Low Sqft:

Ttl Sqft: **3,067**

Lot Information

Lot Sz Ar:

86,248 sqft

Lot Shape:

DOM

61

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey, Acreage
with Residence**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Back Yard, Treed

Lot Feat:

Park Feat: **Oversized, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Septic Field, Septic Tank**

Ext Feat: **Barbecue, BBQ gas line, Outdoor Grill, Private Yard**

Construction:

Brick, Stucco, Wood Frame

Flooring:

Carpet, Ceramic Tile, Concrete, Hardwood

Water Source:

Private

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Gas Range, Range Hood, Window Coverings, Wine Refrigerator**

Int Feat: **Bar, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`11" x 15`11"	Dining Room	Main	19`0" x 12`11"
Living Room	Main	16`11" x 16`0"	Pantry	Main	7`8" x 5`5"
Library	Main	7`4" x 5`6"	Office	Main	14`6" x 14`1"
Foyer	Main	16`6" x 10`10"	Laundry	Main	14`11" x 13`6"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	17`2" x 14`4"

Walk-In Closet	Upper	16`2" x 10`4"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	13`0" x 12`5"	Walk-In Closet	Upper	6`8" x 6`4"
Bedroom	Upper	14`2" x 12`6"	Walk-In Closet	Upper	6`8" x 5`8"
5pc Bathroom	Upper	0`0" x 0`0"	Family Room	Lower	16`5" x 15`4"
Game Room	Lower	19`3" x 19`3"	Wine Cellar	Lower	8`7" x 5`0"
Exercise Room	Lower	16`1" x 14`8"	Bedroom	Lower	12`5" x 11`5"
3pc Bathroom	Lower	0`0" x 0`0"			
Legal/Tax/Financial					
Title:	Zoning:				
Fee Simple	R-CRD				
Legal Desc:	0611508				
Remarks					
Pub Rmks:	<p>A one of a kind custom home, ideally situated in desirable Grandview Park! Minutes from the Springbank Park for all Seasons, the new Webber Campus, Edge School and only 5 minutes to the new ring road. This stunning residence offers a fusion of architectural brilliance and modern comforts, promising a lifestyle of luxury and tranquility. Step inside and prepare and be captivated by the flow of space and light that defines this residence. Meticulously designed with the utmost attention to detail, the interiors boast a harmonious blend of sophistication and warmth. From the sleek hardwood floors to the designer fixtures and finishes, every element exudes quality and refinement. The heart of the home is undoubtedly the gourmet kitchen, where culinary aspirations are brought to life amidst state-of-the-art appliances, premium cabinetry, and expansive countertops. The living areas are equally impressive, offering a perfect balance of comfort and style. Relax by the fireplace with a good book, entertain guests in the spacious family room, or gather for memorable meals in the dining area - the possibilities are endless. Retreat to the sumptuous primary suite, where serenity awaits in your own private sanctuary. Pamper yourself in the luxurious ensuite bath, complete with a rejuvenating soaking tub and a separate glass-enclosed shower and massive walk-in wardrobe. Additional bedrooms provide ample space with walk-in closets for family and guests, each offering its own unique charm and character. The lower level is fully finished with an extensive wine room, rec room, family room all with heated poured concrete floors. The functional gym provides all the space you need with rubber flooring. An additional bedroom and large full bathroom completes the lower level. Outside, backyard oasis beckons you to unwind and indulge in outdoor living at its finest. Whether lounging on the patio, cooking on the the BBQ, basking in the sunshine, or enjoying a leisurely stroll through the property, every moment spent here is pure bliss. Located just moments away from the vibrant energy of downtown Calgary, this home offers the perfect blend of privacy and convenience. Explore the countless amenities, parks, and recreational opportunities that surround you, or simply relax and enjoy the peace and tranquility of your own private retreat. Book your private tour today, and take advantage of urban conveniences less than 10 minutes away while living the dream at your country home estate.</p>				
Inclusions:	All appliances as is where is - 2nd Dishwasher, BBQ , TV wall mount brackets				
Property Listed By:	eXp Realty				
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123					











