



THE
A-TEAM

**RE/MAX
FIRST**

124 GRIZZLY Rise, Rural Rocky View County T4C 0B5

MLS® #: **A2116621** Area: **Bearspaw_Calg** Listing Date: **03/20/24** List Price: **\$2,195,000**
 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: **3,530**
 Low Sqft:
 Ttl Sqft: **3,530**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **102,366 sqft**
 Lot Shape:

DOM

245
Layout
 Beds: **5 (2 3)**
 Baths: **5.0 (4 2)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Front Yard,Landscaped**
 Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,High Efficiency,In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer: **Septic Field**
 Ext Feat: **Balcony**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Co-operative**
 Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	7' 11" x 12' 8"	Dining Room	Main	17' 0" x 14' 2"
Foyer	Main	8' 9" x 16' 0"	Kitchen	Main	21' 2" x 18' 8"
Laundry	Main	15' 4" x 13' 1"	Living Room	Main	20' 3" x 18' 10"
Office	Main	13' 2" x 14' 0"	Pantry	Main	5' 11" x 8' 7"
Bedroom - Primary	Main	19' 0" x 17' 2"	5pc Ensuite bath	Main	16' 2" x 17' 7"
2pc Bathroom	Main	7' 10" x 5' 8"	Bedroom	Upper	10' 6" x 10' 10"
Family Room	Upper	10' 0" x 10' 10"	3pc Bathroom	Upper	8' 3" x 4' 8"

Bedroom
Bedroom
4pc Bathroom
2pc Bathroom

Basement
Basement
Basement
Basement

16`1" x 17`1"
15`11" x 11`11"
7`10" x 5`0"
4`10" x 7`0"

Bedroom
Other
3pc Ensuite bath

Basement
Basement
Basement

15`0" x 16`9"
8`9" x 13`8"
7`9" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1/R-CRD

0611351

Remarks

Pub Rmks:

Welcome to the epitome of luxury living in Bearspaw Country Estates, where exclusivity meets unparalleled craftsmanship. Prepare to be wowed! This stunning walkout bungalow is nestled amidst peekaboo mountain views on 2.35 acres of land and offers 5 bedrooms and 6 bathrooms. Just 5 minutes from city limits and 10 minutes from Cochrane, immerse yourself in a tight-knit community centered around a picturesque pond, gazebo, and waterfall. From the moment you step inside, you'll notice the meticulous attention to detail that sets this home apart. Be captivated by the featured ceilings and the durability of solid core doors. Enjoy the luxury of slab heating in the basement, garage, and ensuite, ensuring comfort throughout. An advanced sound system boasts 18 zones, 6 sources, and 50 speakers throughout the home, as well as a comprehensive security system conveniently controlled through your phone. Experience a level of excellence that surpasses expectations at every turn. The vaulted living room sets the stage for relaxation, while the formal dining room exudes elegance. A split quartz fireplace adds warmth and style, while the amazing kitchen is a culinary haven equipped with a wall oven, double sink, gas stove, and gleaming black granite countertops. A breakfast nook surrounded by glass offers a casual dining option, with sliding doors leading to the deck, complete with a covered portion for BBQ enthusiasts. A unique walk-through pantry adds convenience, connecting seamlessly to the quad heated garage. Down the hall you will find an incredible main floor office flooded with natural light and exquisite ceiling details that seamlessly flow into the expansive and well-designed primary bedroom. Enjoy a gorgeous ensuite with a soaker tub, steam shower, double vanity, and double walk-in closet. Retreat to relaxation with private access to the covered deck. The bright and spacious lower level of this home is designed for comfort and entertainment. With three generously sized bedrooms, there's plenty of space for guests or family. Enjoy the convenience of the walkout basement, providing easy access to the outdoors. Relax by the fireplace or entertain at the stunning full bar, equipped with a dishwasher, fridge, and microwave. A nearby half bath adds to the convenience. There's also a cold storage room, perfect for a wine cellar if desired. Experience unforgettable movie nights in the top-notch theatre room, featuring impeccable soundproofing and a projector system showcasing a 110-inch screen. A quad heated garage provides ample space for vehicles and storage needs. Above the garage lies a charming and versatile suite, featuring a kitchenette, living space flooded with natural sunlight, a full bath, and a cozy bedroom. Welcome home to luxury, comfort, and tranquility in Bearspaw Country Estates!

Inclusions:

Security System, Speaker System, Home Theatre Projector, Theatre Screen, Theatre Sound System, Theatre Seating x7, Theatre Wall Pictures and Carpet, Fountain in living room, Pool Table

Property Listed By:

Real Broker

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











