



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**42 TRINITY Road, Rural Rocky View County T1Z0B9**

MLS® #: **A2118962**

Area:

Listing **04/01/24**

List Price: **\$1,579,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Year Built:

**2021**

Lot Information

Lot Sz Ar:

**13,068 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**3,554**

Low Sqft:

Ttl Sqft:

**3,554**

DOM

**48**

Layout

Beds:

**6 (5 1 )**

Baths:

**6.5 (6 1)**

Style:

**2 Storey,Acreage  
with Residence**

Parking

Ttl Park:

**3**

Garage Sz:

**3**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Lawn,Rectangular Lot  
Front Drive,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **BBQ gas line,Playground**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Tile,Vinyl,Wood**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bar,Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`5" x 14`7"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`11" x 16`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 14`10"</b>
<b>Pantry</b>	<b>Main</b>	<b>4`11" x 4`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>10`2" x 5`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>20`9" x 10`3"</b>
<b>Nook</b>	<b>Main</b>	<b>15`10" x 12`4"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>12`3" x 8`2"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`8" x 5`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`2"</b>
<b>Covered Porch</b>	<b>Main</b>	<b>27`7" x 11`9"</b>

Laundry	Upper	7`7" x 5`8"	4pc Bathroom	Upper	11`5" x 4`11"
Bedroom	Upper	14`5" x 13`9"	Bedroom	Upper	11`11" x 14`7"
4pc Ensuite bath	Upper	9`9" x 4`11"	Bonus Room	Upper	11`11" x 7`11"
Bedroom	Upper	10`11" x 13`7"	Walk-In Closet	Upper	11`1" x 7`2"
5pc Ensuite bath	Upper	11`1" x 10`0"	Bonus Room	Upper	10`5" x 16`0"
Walk-In Closet	Upper	9`9" x 5`0"	Bedroom - Primary	Upper	15`8" x 15`2"
Walk-In Closet	Upper	8`2" x 4`8"	Media Room	Basement	20`2" x 12`7"
Walk-In Closet	Basement	4`11" x 4`7"	Storage	Basement	9`2" x 2`7"
Game Room	Basement	42`1" x 14`11"	4pc Ensuite bath	Basement	9`7" x 4`11"
Bedroom	Basement	14`8" x 10`4"	Furnace/Utility Room	Basement	14`8" x 7`10"
4pc Bathroom	Basement	9`2" x 5`0"	Kitchen With Eating Area	Basement	12`8" x 7`8"
Legal/Tax/Financial					

Title:	Zoning:	
<b>Fee Simple</b>	<b>R1</b>	
Legal Desc:	<b>1710761</b>	
Remarks		
Pub Rmks:	<p><b>Welcome to your dream home! This exquisite 2-storey residence boasts over 5100 sqft of luxurious living space, nestled on a spacious lot Backs on to huge GREEN SPACE with unparalleled privacy. With 4 bedrooms and 3 bathrooms on the top floor, including a lavish master suite, comfort and convenience abound. The main floor is an entertainer's paradise, featuring 2 living rooms, formal dining area, a guest bedroom with an attached full bathroom, an expansive dream chef like kitchen with top-of-the-line tons upgrades , a large spice kitchen, and a huge covered deck ideal for al fresco dining. The walkout basement is an entertainment haven, complete with a generous rec room, bar area, theater room, and additional bedroom with ensuite bathroom and another full bathroom. With a 3-car attached garage and backing onto a vast green space, this home offers the perfect blend of luxury, functionality, and serenity. Don't miss the opportunity to make this your forever home! Call today for viewing. WATCH 3D VIRTUAL TOUR IN THE LINK</b></p>	
Inclusions:	<b>CEILING FANS</b>	
Property Listed By:	<b>TREC The Real Estate Company</b>	

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























