



THE
A-TEAM

**RE/MAX
FIRST**

280203 TOWNSHIP ROAD 235A , Rural Rocky View County T1X 2C6

MLS® #: **A2119147**

Area: **NONE**

Listing Date: **04/07/24**

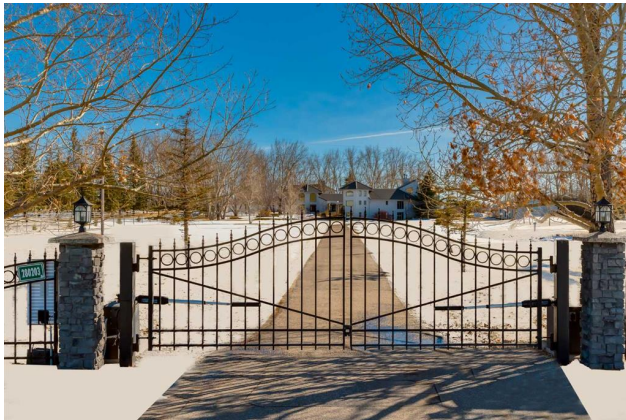
List Price: **\$2,999,999**

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:

2013

Lot Information

Lot Sz Ar:

831,996 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

6,011

Low Sqft:

Ttl Sqft:

6,011

DOM

42

Layout

Beds:

3 (3)

Baths:

3.5 (3 1)

Style:

**2 Storey,Acreage
with Residence**

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Garden,Gentle Sloping,Irregular
Lot,Landscaped,Open Lot,Other,Private,Secluded,Subdivided,Treed,Views**

**220 Volt Wiring,Additional Parking,Drive Through,Electric Gate,Garage Door Opener,Garage Faces
Side,Gated,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated,Oversized,Quad or More
Attached,Quad or More Detached**

Utilities and Features

Roof:

Clay Tile

Heating:

In Floor,Fireplace(s),Forced Air,Radiant

Sewer:

Septic System

Ext Feat:

**Courtyard,Garden,Lighting,Private
Entrance,Private Yard**

Construction:

Mixed,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Window Coverings

Int Feat:

**Bookcases,Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open
Floorplan,Pantry,Sauna,Skylight(s),Smart Home,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room

Family Room

Exercise Room

Kitchen

Living Room

Family Room

Level

Lower

Lower

Main

Basement

Main

Dimensions

21`5" x 18`1"

17`8" x 15`1"

14`4" x 18`0"

22`1" x 12`7"

25`6" x 18`7"

Room

Game Room

Breakfast Nook

Dining Room

Sunroom/Solarium

Mud Room

Level

Lower

Main

Main

Main

Main

Dimensions

12`3" x 15`4"

16`1" x 15`4"

20`9" x 12`4"

19`1" x 16`8"

8`7" x 22`9"

Bedroom
Office
Library
6pc Ensuite bath
5pc Ensuite bath

Main 13`11" x 19`5"
Main 15`5" x 8`2"
Upper 21`10" x 20`5"
Upper 0`0" x 0`0"
Main 0`0" x 0`0"

Bedroom
Loft
Bedroom - Primary
2pc Bathroom
4pc Bathroom

Main 14`9" x 15`7"
Upper 16`8" x 15`11"
Upper 23`6" x 15`6"
Main 0`0" x 0`0"
Lower 0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **7510562**

Zoning:
R-1s

Remarks

Pub Rmks: Nestled within the serene landscapes of Rocky View County, at 280203 Township Rd 235A, lies a unique convergence of design elegance and functional living, crafted by the renowned architect Wolfgang Wenzel. This majestic property, spanning over 7500 SqFt of developed space, offers a rare blend of exquisite craftsmanship, modern amenities, and boundless potential, making it an ideal haven for those aspiring for a distinguished lifestyle residing on OVER NINETEEN ACRES. As you approach through the solar-panel-powered front gate, a long, scenic driveway leads you toward a serene pond feature, setting a tranquil tone for the welcoming ambiance that awaits. The home greets you with a stunning waterfall feature at the entrance, opening into a thoughtfully designed space characterized by soaring ceiling heights, massive windows inviting natural light, and California cedar poles accentuating the home's natural aesthetic. The living room, centered around a cozy wood-burning fireplace, seamlessly extends into a sunroom equipped with a gas heater, creating a warm space for relaxation. You will delight in the kitchen, which boasts stainless steel appliances, a Subzero fridge, and a dual oven gas range, complemented by RADIANT IN-FLOOR HEATING throughout the main and lower levels for unmatched comfort. This home features three generously sized bedrooms, with the primary suite offering an in-suite living area anchored by a fireplace. The suite's ensuite bathroom features a large claw soaker tub, a massive steam shower, a heated towel warmer, and in-floor heating, ensuring a spa-like experience. The second bedroom, a massive kids' room, includes a loft, playroom, and an ensuite with a steam shower, catering to both comfort and imagination. Additional luxuries include a lower-level SAUNA, a large shop with car lift, EV charges in both the garage and shop, and a Control4 home automation system, adding layers of convenience and modernity to this remarkable residence. Occupying a sprawling lot, this property not only offers ample outdoor space but also presents EXCEPTIONAL SUBDIVISION POTENTIAL, inviting opportunities for further development or customization. Whether envisioning a family compound, exploring investment options, or simply cherishing the expansive surroundings, the possibilities are as vast as the landscape itself. This architectural gem, steeped in design excellence and enveloped by nature's beauty, awaits those who appreciate the art of living. If you envision a life where every day feels like a retreat into tranquility and elegance, we invite you to experience this unparalleled property firsthand. Join us in discovering a place where luxury meets potential, within the calming embrace of the Albertan rural landscape.

Inclusions: Car Lift, Control4 Home Automation System and all components (as is),
Property Listed By: Coldwell Banker Mountain Central

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



