



THE
A-TEAM

**RE/MAX
FIRST**

5 HIGHLAND RANCH Estates, Rural Foothills County T1S 4Y8

MLS® #: **A2119194**

Area: **NONE**

Listing Date: **04/25/24**

List Price: **\$1,650,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2008**

Lot Information

Lot Sz Ar: **131,115 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,856**
Low Sqft:
Ttl Sqft: **2,856**

DOM

25

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence, Split Level**

Parking

Ttl Park: **12**
Garage Sz: **4**

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped
Asphalt, Driveway, Electric Gate, Garage Door Opener, Garage Faces Front, Gated, Heated
Garage, Insulated, Parking Pad, Paved, Quad or More Attached, Secured, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic Tank**
Ext Feat: **Balcony, BBQ gas line, Fire Pit, Garden, Lighting, Storage**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood, Marble**
Water Source: **Cistern, Well**
Fnd/Bsmt: **Wood**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Bidet, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`6" x 4`7"	4pc Bathroom	Main	10`3" x 4`11"
6pc Ensuite bath	Main	11`7" x 17`1"	Bedroom	Main	13`5" x 11`11"
Bedroom - Primary	Main	12`2" x 11`7"	Breakfast Nook	Main	12`3" x 12`1"
Dining Room	Main	12`7" x 16`9"	Foyer	Main	7`7" x 16`9"
Kitchen	Main	14`0" x 17`10"	Living Room	Main	20`9" x 31`3"

Office
Laundry
Bedroom
Exercise Room
Furnace/Utility Room

Main
Main
Lower
Lower
Lower

18`8" x 12`9"
0`0" x 0`0"
14`0" x 15`6"
11`1" x 14`2"
12`2" x 9`6"

Bedroom - Primary
6pc Bathroom
Bedroom
Game Room

Main
Lower
Lower
Lower

18`9" x 19`5"
7`6" x 12`11"
11`9" x 19`5"
21`11" x 30`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

0412602

Remarks

Pub Rmks: **Step into the serene embrace of Highland Ranch Estates, where this stunning 3-level split acreage awaits just moments from Calgary. Set upon 3 meticulously landscaped acres, this haven is fully fenced and gated, offering both security and seclusion. A paved driveway leads past the security fence to fully finished, heated duo double garages, providing ample space for vehicles and toys alike. Every inch of this home has been lavished with care and attention, boasting over 4600 square feet of meticulously upgraded and enhanced living space. High ceilings and abundant windows create an airy, expansive atmosphere throughout. Recent replacement of 53 windows, including new window coverings, occurred ensuring efficient protection from the elements whether in winter or summer. On approach to the home on the movie-like front porch, you enter through a marbled foyer to find a large walk-in cloak closet and an adjacent luxurious hardwood-floored office/library, adorned with custom cabinetry and built-ins. Sunlight pours into the main level, highlighting a newly installed living room feature, complete with an electric fireplace and stone surround. The kitchen is a chef's dream, outfitted with upgraded top-of-the-line appliances, ample stone counter space, and captivating cabinetry. A sizeable pantry allows for incredible storage opportunities for anything and everything your kitchen needs. Adjacent sits a formal dining room, perfect for hosting gatherings large or small. For al fresco dining and relaxation, step onto the expansive wrap-around south-facing balcony just off the breakfast eat-in area, offering sweeping views of the manicured grounds. Retreat to the main floor primary bedroom, boasting a private deck and a spa-like 6-piece ensuite with a roll-in shower and dual walk-in closets. Two additional bedrooms, a main floor laundry room, and 2 additional baths complete this level. Descend to the lower level, where luxury awaits at every turn. Two large bedrooms, a 6-piece bathroom, and a spacious family room provide ample space for leisure and entertainment. A wet bar with a fridge and a large boot room, currently serving as a gym, offer added convenience. The boot room also hosts an additional stacked washer/dryer. The at-grade entry points (patio door plus side man-door) of the lower level lead to two amazing amenities: A Vienna 2-person Canopy Sauna and a Jetsetter Hot Tub. Upgrades abound, including a state-of-the-art reverse osmosis water system, ensuring every comfort is met. Don't miss your chance to experience country residential living at its finest, just a short drive from Calgary City Limits. Contact your preferred agent to discover the full list of downloadable upgrades and enhancements today and to book your showing!**

Inclusions: **Kitchen Bar Fridge, Basement Bar Friday, Upstairs Fireplace Remote, Fan Remotes (Office Room + Primary Bedroom), 2 x Bidets, Vienna Two-Person Canopy Sauna, Jetsetter LX Hot Tub, Shelterlogic Garage in a Box Quonset (as is - without tarp roof), Moveable Garden Shed, Work Benches in East Garage, Hanging Cabinets in East Garage, Tv Mounts, Ring Doorbell and Security System, 2 x Front Gate Remotes, 2 x Garage Remotes and Controls, Freezer in Garage, Satellite Dishes Mounted to House, Irrigation System with Cisterns, Solar Panels, Firepit, 3 x Mailbox Keys, Washer and Dryer downstairs, Unused Cisterns in Garage Storage Space**

Property Listed By: **Royal LePage Benchmark**

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









