



THE
A-TEAM

**RE/MAX
FIRST**

35 WINDHORSE Green, Rural Rocky View County T3Z 0B4

MLS® #: **A2119652** Area: **Springbank** Listing Date: **04/05/24** List Price: **\$2,940,000**
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**
Year Built: **2023**
Lot Information
Lot Sz Ar: **88,426 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **4,764**
Low Sqft:
Ttl Sqft: **4,764**

DOM

44
Layout
Beds: **8 (5 3)**
Baths: **6.5 (6 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **20**
Garage Sz: **4**

Access:
Lot Feat: **Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Front Yard, No Neighbours Behind, Level, Square Shaped Lot, Standard Shaped Lot, Underground Sprinklers, Open Lot**
Park Feat: **220 Volt Wiring, Driveway, Garage Faces Front, Insulated, Off Street, Oversized, Paved, Quad or More Attached, See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, High Efficiency, In Floor, Forced Air, Natural Gas**
Sewer: **Mound Septic**
Ext Feat: **Other**

Construction: **Composite Siding, Stone, Stucco**
Flooring: **Carpet, Granite, Hardwood, Tile**
Water Source:
Co-operative
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Bar, Beamed Ceilings, Bidet, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s), Wet Bar, Wired for Data, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`3" x 12`9"	Dining Room	Main	19`0" x 12`11"
5pc Ensuite bath	Main	10`6" x 9`8"	Laundry	Main	12`0" x 7`7"
2pc Bathroom	Main	6`0" x 5`10"	Bedroom - Primary	Upper	19`0" x 17`0"
5pc Ensuite bath	Upper	14`2" x 9`3"	Bedroom	Upper	13`9" x 10`9"

Bedroom	Upper	14`2" x 11`5"
5pc Ensuite bath	Upper	13`5" x 6`3"
Laundry	Upper	7`5" x 5`3"
Game Room	Basement	21`11" x 18`4"
Exercise Room	Basement	13`5" x 13`4"
Bedroom	Basement	11`8" x 10`10"
Bedroom	Basement	15`8" x 12`3"
3pc Bathroom	Basement	14`10" x 5`5"
Living Room	Main	24`10" x 22`6"
Bedroom	Main	14`7" x 13`9"
Office	Main	14`3" x 12`11"

Bedroom	Upper	19`0" x 17`0"
5pc Bathroom	Upper	11`9" x 5`3"
Other	Upper	14`7" x 9`2"
Media Room	Basement	18`6" x 18`3"
Bedroom	Basement	15`4" x 10`2"
4pc Ensuite bath	Basement	9`11" x 5`0"
Storage	Basement	12`1" x 7`0"
Furnace/Utility Room	Basement	11`10" x 11`0"
Kitchen	Main	18`3" x 6`5"
Foyer	Main	14`1" x 10`6"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CRD
Legal Desc:	0914791

Remarks

Pub Rmks:	<p>Discover the Advantage in Windhorse Estates of prestigious Springbank. This 2 acre family estate features a custom built family home with 7 bedrooms and 7 baths. Inside, exquisite luxury meets timeless detail and design for a seamless blend of style and function. The main kitchen features Jenn Air appliances and a massive quartz island, with matching backsplash. The purpose built spice kitchen provides the supporting amenities for all your family or major events. The entire home centers around the vaulted living room with full 2 story granite and herringbone mantle, and the imported custom chandelier, perfectly balanced with the matching design at the main entrance. The open dining room provides full formal space, and the main flex room, with wood clad beams, can be the perfect home office or guest lounge. A large Primary Suite completes the main floor living, opening directly the full width rear deck and providing private luxury in the custom built dressing room and 5 pc en suite with all the appropriate touches, not to mention a main floor laundry room with additional storage. Upstairs you'll find 2 more full suites, each with spacious sleeping quarters and individual 5 pc en suites plus lavish dressing rooms, not to mention their panoramic mountain vistas to the West. Two more spacious bedrooms share a 5 pc "jack and jill" en suite, and there's a 2nd full laundry to avoid carrying loads up and down between levels. The central library or flex space overlooks the main living and enjoys full views of the unspoiled valley to the East; here, you'll find dual built in desks for study and space for evening relaxation around the built in fireplace. Step downstairs, or ride the full sized elevator to the walkout basement with yet another suite, complete with its own 4pc ensuite, and the seventh bedroom with a large walk in closet. A large flex room or den, exercise room with rubber tile floor, fully wired theatre, open rec room with wet bar, and 3 pc bath complete the lower level which walks out directly to the shelter patio. Both double garages feature epoxy floors and 240V outlets for your level 2 EV charger or workshop tools. The 2nd garage is exceptionally oversized with plenty of room for your motorized toys or large equipment. With ample space for your entire family and entertainment, this is the forever estate your family will enjoy for generations.</p>
Inclusions:	(2) Air Conditioner (Central), (2) Dishwasher, (2) Gas Range, (2) Hood Fan, (2) Refrigerator
Property Listed By:	Greater Property Group

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











