



THE
A-TEAM

**RE/MAX
FIRST**

71 STONEYPONTE Place, Rural Rocky View County T3L 0C9

MLS® #: **A2119913**

Area: **Watermark**

Listing Date: **04/11/24**

List Price: **\$1,800,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$100k, 05-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**

Year Built: **2015**
Lot Information
Lot Sz Ar: **16,117 sqft**
Lot Shape: **.36 Acres**

Access:
Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Double Garage Attached,Heated Garage,Insulated,Oversized,Single Garage Attached**

Finished Floor Area

Abv Sqft: **3,783**
Low Sqft:
Ttl Sqft: **3,783**

DOM

38
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **3**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Basketball Court**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Convection Oven,Dishwasher,ENERGY STAR Qualified Refrigerator,Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Washer/Dryer,Window Coverings**

Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Storage**

Utilities: **Electricity Paid For,Natural Gas Connected**

Room Information

Room	Level	Dimensions
Great Room	Main	21`9" x 17`10"
Den	Main	14`5" x 13`7"
Breakfast Nook	Main	13`10" x 13`1"
Mud Room	Main	10`6" x 8`0"

Room	Level	Dimensions
Dining Room	Main	16`0" x 13`0"
Kitchen	Main	17`11" x 13`10"
Pantry	Main	6`4" x 3`6"
Bedroom - Primary	Second	16`0" x 13`8"

Bedroom	Second	14`5" x 13`7"	Bedroom	Second	13`5" x 11`7"
Bedroom	Second	14`1" x 13`6"	Laundry	Second	11`5" x 7`4"
5pc Ensuite bath	Second	9`8" x 6`11"	5pc Bathroom	Second	9`8" x 6`11"
4pc Ensuite bath	Second	9`8" x 6`7"	Family Room	Lower	32`6" x 20`6"
Bedroom	Lower	15`4" x 11`9"	Bedroom	Lower	12`8" x 9`5"
Media Room	Lower	13`8" x 12`4"	3pc Bathroom	Lower	9`1" x 5`9"
Storage	Lower	15`4" x 7`1"			
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		RC-1			
Legal Desc:		1510146			
		Remarks			
Pub Rmks:		<p>Welcome Home! With over 5500 sq feet of development in this stunning spacious, six bedroom, five bath home with an oversized TRIPLE CAR garage sitting on over a one-third Acre lot in desirable Watermark. Curb appeal is enticing in this fantastic home. Some inclusions are a manicured, landscaped yard with underground sprinklers, 2 AC UNITS, a HUGE REAR DECK, and a SPORTS COURT in the backyard. Enter your new home through a spacious foyer designed to welcome your family and guests. Natural views to the rear of the home from the moment you enter. To the left, we find a grand den/office area perfect for that individual working from home or the family that needs a great library/office/den area for sharing. Proceed into an amazing GREAT ROOM with soaring ceilings, a beautiful two-sided stone fireplace, and large floor-to-ceiling windows encased in custom window coverings. The wide plank-engineered hardwood floors gleam and offer that elegance you expect in a home of this fit and finish. Off the side of this area is a large formal dining room that can host the largest of families and will easily seat 10 or 12 people. On the other side of the home, we find a Chef's Kitchen, Top of the line GE MONOGRAM APPLIANCE PACKAGE, 6 BURNER GAS STOVE, OVERSIZED FRIDGE, and a MASSIVE WORKING/EATING ISLAND with QUARTZ counters. Tons of cabinets and a sidebar coffee bar enhance this area, making it the focal point of this stately home. A sizeable walk-through pantry will endear the cooks in the family. A spacious breakfast nook at the rear of the home overlooking the yard is a great spot to share meals with the family. Upstairs, we find three spacious KIDS ROOMS; one of the bedrooms has an ensuite bath, and another has 12' ceilings. They all have tons of great closet space and custom blinds/drapes. On the opposite side of the home, we find a wealthy Owner's Suite WITH an ELEGANT ENSUITE. The ensuite hosts a beautiful stand-alone oval tub, a large 6' walk-in shower, and double sinks. For the clothes collectors, we have an INCREDIBLE WALK-IN CLOSET with/ custom built-ins and tons of hanging storage that will easily fit both of you. A well-equipped laundry room on this level includes front-load machines, a wash sink and hanging racks. On the lower level, we find two more huge bedrooms or use these spaces for additional office space/exercise space if you so desire. A huge FAMILY/GAMES ROOM 20'6"X32'6" will incorporate all the fun things your family will want in this area. The separate MEDIA ROOM is wired for sound and will be entertaining on movie nights with the family. Another seating area with a wet bar allows the entire family and large get-togethers to enjoy this incredible lower level. AN OVERSIZED DOUBLE GARAGE w/ EPOXY FLOORS sits on one side of the home, and ANOTHER SINGLE GARAGE for bikes, toys, lawn equipment or that SPECIAL CAR.</p>			
Inclusions:		Hot Tub			
Property Listed By:		Real Estate Professionals Inc.			

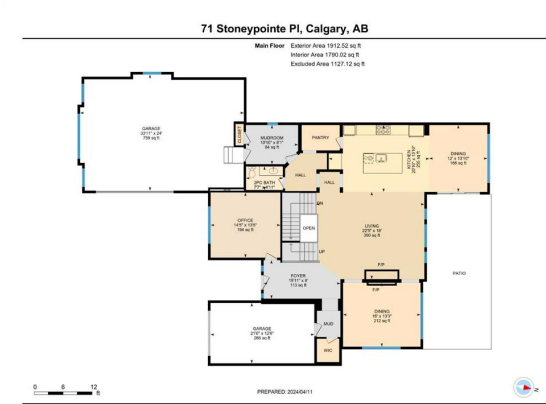
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



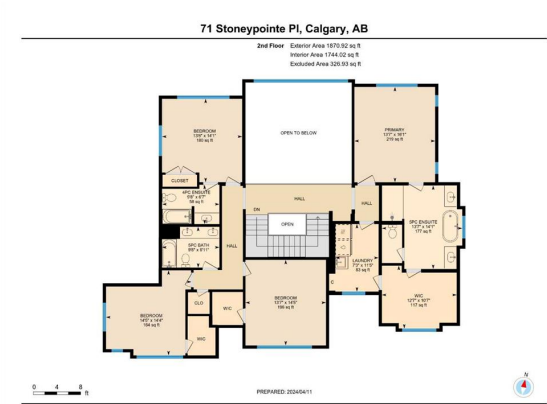








White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



White regions are excluded from total floor area in SOURCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

71 Stoneypoint Pl, Calgary, AB

Basement (Below Grade) Exterior Area 1893.06 sq ft
Interior Area 1034.39 sq ft
Excluded Area 52.73 sq ft



PREPARED: 2024/01/11

Notes: Figures are excluded from total floor area in GDSCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.