



THE
A-TEAM

**RE/MAX
FIRST**

11 GLENMORE VIEW Place, Rural Rocky View County T1X 0H3

MLS® #: **A2120612**

Area: **NONE**

Listing Date: **04/10/24**

List Price: **\$1,044,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Year Built:

1994

Lot Information

Lot Sz Ar:

148,539 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,792

Low Sqft:

Ttl Sqft:

1,792

DOM

39

Layout

Beds:

4 (4)

Baths:

3.5 (3 1)

Style:

**2 Storey,Acreage
with Residence**

Parking

Ttl Park:

0

Garage Sz:

8

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,Irregular Lot,Landscaped,Level,Private,Treed
Driveway,Garage Faces Front,Gravel Driveway,Heated Garage,Insulated,Outside,Parking Pad,Quad or More
Detached,RV Access/Parking,RV Garage,Workshop in Garage**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Septic Field,Septic Tank

Ext Feat:

Private Entrance,Private Yard,Storage

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Cistern,Well

Fnd/Bsmt:

Wood

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Ceiling Fan(s),Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound

Utilities:

Cable Internet Access,Cable Connected,Electricity Available,Phone Connected,Water Connected

Room Information

Room

Living Room

Dining Room

Level

Main

Main

Dimensions

18`4" x 14`1"

12`11" x 12`9"

Room

Kitchen

Bedroom

Level

Main

Main

Dimensions

12`7" x 8`10"

10`0" x 8`10"

Foyer	Main	9`2" x 6`6"	2pc Bathroom	Main	7`11" x 7`9"
Porch - Enclosed	Main	46`3" x 6`1"	Bedroom - Primary	Second	13`7" x 13`3"
Walk-In Closet	Second	6`11" x 5`11"	4pc Ensuite bath	Second	8`11" x 5`8"
Bedroom	Second	11`2" x 8`11"	Bedroom	Second	12`0" x 10`3"
4pc Bathroom	Second	8`11" x 8`1"	Family Room	Basement	22`7" x 22`3"
3pc Bathroom	Basement	7`7" x 7`2"	Furnace/Utility Room	Basement	11`7" x 9`11"
Other	Basement	10`9" x 7`9"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
Legal Desc:

Remarks

Pub Rmks: **A COMPLETELY REDONE top to bottom, FULLY Renovated; 2 Story home w/OVER 2474sq.ft of TOTAL living space JUST 5 MIN EAST on GLENMORE Trail. WELCOME to Country living at its FINEST on 3.41 ACRES of BEAUTIFULLY LANDSCAPED property. Welcoming WRAP AROUND porch greets you as you ENTER INTO an OPEN CONCEPT style floor plan w/GORGEOUS HARDWOOD floors, + UPGRADES Galore. Kitchen has GRANITE COUNTERS, BREAKFAST BAR w/seating for 4, STAINLESS Steel appliances, under CABINET Lighting, AMPLE cupboard, + COUNTER SPACE + SO MUCH Room for ENTERTAINING. A CORNER gas FIREPLACE sets a TONE of WARMTH as you can HOST the WHOLE FAMILY, + FRIENDS at EVERY HOLIDAY. Tucked away in the corner is a MAIN floor bedroom great for the OUT-OF-TOWN guest or SET up the AT HOME GYM. ACCESS to a 2 PIECE BATHROOM, + LAUNDRY area COMPLETE the MAIN FLOOR. The UPSTAIRS has 3 good SIZED bedrooms one of which is the PRIMARY featuring BEAUTIFUL WINDOWS bringing in LOADS of NATURAL light, a WALK-IN CLOSET already set up w/ORGANIZERS, + a GORGEOUS 4 PIECE ENSUITE. The OTHER 2 bedrooms, + a 4 PIECE bath finish off the UPPER FLOOR. HEAD down to the FULL, COMPLETELY FINISHED basement w/MORE room for the FAMILY. A LARGE REC area PERFECT for KIDS PLAY ROOM, SEPARATE space for the TEENAGERS or whatever you envision for your FAMILY, + a 3 PIECE bathroom. SO MUCH TIME has been invested in the VISION for this property. NO EXPENSE has been spared. From the ELEGANT GATE to the TREES to the OVERSIZED SHOP/GARAGE (39' X 23') on the property there is LOADS of ROOM for it ALL + room for your own HOME BASED BUSINESS + LIMITLESS OPPORTUNITIES!!! The PEACE and QUIET of living out in the COUNTRY yet SO CLOSE to the city is an EASY DECISION. A PAVED cul-de-sac, 8.3 KM EAST on GLENMORE + CLOSE to STONEY TRAIL. EASY ACCESS to CHESTERMERE, LANGDON, + CALGARY. If a LIVE & WORK scenario is what YOUR looking for, COME out to SEE what GLENMORE VIEW PLACE has to OFFER!!! This is "One" of the COUNTY'S BEST BUYS!!!**

Inclusions: **A/C Unit, Venetian Blinds**
Property Listed By: **RE/MAX House of Real Estate**

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

















