



THE
A-TEAM

**RE/MAX
FIRST**

250102 DYNASTY Drive, Rural Foothills County T1S 4Y4

MLS® #: **A2123128**

Area:

Listing **04/17/24**

List Price: **\$2,599,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills**
County: **County**
Year Built: **2011**

Finished Floor Area

Abv Sqft: **3,941**
Low Sqft:
Ttl Sqft: **3,941**

DOM

32
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **1 and Half**
Storey, Acreage with
Residence

Lot Information

Lot Sz Ar: **173,368 sqft**
Lot Shape:

Parking

Ttl Park: **14**
Garage Sz: **4**

Access:

Lot Feat: **Back Yard, Cul-De-Sac, Front Yard, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Underground Sprinklers, Views**

Park Feat: **Driveway, Electric Gate, Garage Door Opener, Heated Garage, Insulated, Oversized, Quad or More Attached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Range Hood, Washer, Window Coverings**

Int Feat: **Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	14`8" x 15`5"	Bedroom	Main	12`11" x 11`8"
Office	Main	13`2" x 11`11"	Great Room	Main	16`11" x 15`9"
Kitchen	Main	17`1" x 14`10"	Breakfast Nook	Main	15`1" x 10`10"

Bonus Room
Bedroom
Bedroom
5pc Bathroom
4pc Bathroom

Upper
Upper
Lower
Upper
Main

18`8" x 21`7"
13`4" x 15`4"
12`0" x 14`6"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
Exercise Room
Bedroom
5pc Ensuite bath
4pc Bathroom

Upper
Lower
Lower
Main
Lower

13`4" x 15`4"
14`1" x 19`7"
15`10" x 11`10"
0`0" x 0`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0812080

Zoning:
CR

Remarks

Pub Rmks:

Welcome to this spectacular home, perched high on the hill in Dynasty Ridge Estates and featuring unobstructed views of downtown Calgary and the Rocky Mountains. Offering over 6,200 square feet of developed living space, this custom home boasts six bedrooms, four bathrooms, an upper-level bonus room and a walk-out basement. Soaring vaulted ceilings on the main floor give this home a grand air and showcase the spectacular views. An executive kitchen features full-height shaker cabinets, granite countertops, high-end stainless-steel appliances and a spacious walk-through pantry. A full height gas fireplace with a stone surround is a stunning focal point in the great room and the main floor primary suite is situated perfectly for you to wake up and fall asleep to the breathtaking views. A covered front porch, a covered rear patio and a 'showstopper' rear balcony provide numerous options for enjoying the outdoors. The full 3.98 acres is fenced with 2-rail wood fencing and is accessed through an electronic gate. A heated, attached four-car garage and a heated detached 2,400 square foot shop provide an abundance of space to store your toys and take on projects. Professionally landscaped with a paved driveway, numerous tree and shrub beds, a dedicated firepit area and dog run attached to the garage, this home is nothing short of spectacular. Located less than 15-minutes to both Calgary and Okotoks, this property offers all the benefits of country living without sacrificing the conveniences of the city.

Inclusions:
 Property Listed By:

Orange cabinets in the shop
Coldwell Banker Mountain Central

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











