



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**
Year Built: **2011**
Lot Information
Lot Sz Ar: **173,368 sqft**
Lot Shape:

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**

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

Room
Bedroom - Primary
Office
Kitchen

Level
Main
Main
Main

Dimensions
14`8" x 15`5"
13`2" x 11`11"
17`1" x 14`10"

Room
Bedroom
Great Room
Breakfast Nook

Level
Main
Main
Main

Dimensions
12`11" x 11`8"
16`11" x 15`9"
15`1" x 10`10"

Bonus Room	Upper	18`8" x 21`7"	Bedroom	Upper	13`4" x 15`4"
Bedroom	Upper	13`4" x 15`4"	Exercise Room	Lower	14`1" x 19`7"
Bedroom	Lower	12`0" x 14`6"	Bedroom	Lower	15`10" x 11`10"
5pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Lower	0`0" x 0`0"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	CR	
Legal Desc:	0812080	Remarks

Pub Rmks:	<p>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 shorty 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.</p>
Inclusions:	Orange cabinets in the shop
Property Listed By:	Coldwell Banker Mountain Central

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











