



THE
A-TEAM

**RE/MAX
FIRST**

280231 GRAND VALLEY Road, Rural Rocky View County T4C 2W1

MLS® #: **A2123176**

Area: **NONE**

Listing Date: **04/15/24**

List Price: **\$2,399,000**

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**

Finished Floor Area

Abv Sqft: **4,199**

Low Sqft:

Ttl Sqft: **4,199**

Year Built:

2017

Lot Information

Lot Sz Ar:

872,071 sqft

Lot Shape:

DOM

33

Layout

Beds: **4 (4)**

Baths: **3.5 (3 1)**

Style: **2 Storey, Acreage
with Residence**

Parking

Ttl Park: **10**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Corner Lot, Rectangular Lot, Wooded

Double Garage Attached, Heated Garage, Oversized, RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Outdoor Grill, Private Yard**

Construction: **Cedar, Concrete, Other, Stone, Wood Frame**
Flooring: **Concrete, Slate**
Water Source: **Well**
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Dishwasher, Refrigerator, Wine Refrigerator**
Int Feat: **Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar**
Utilities:

Room Information

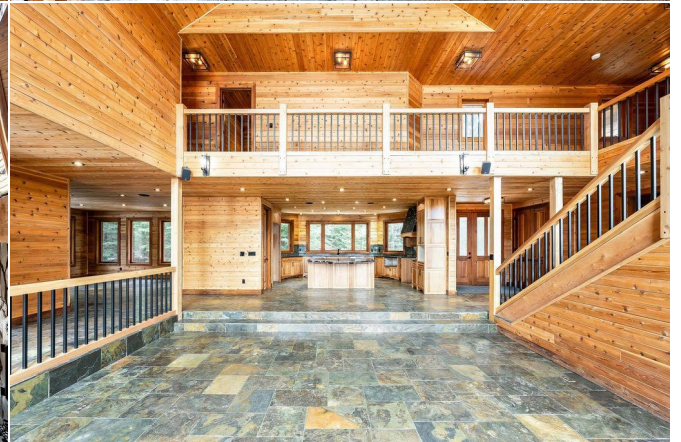
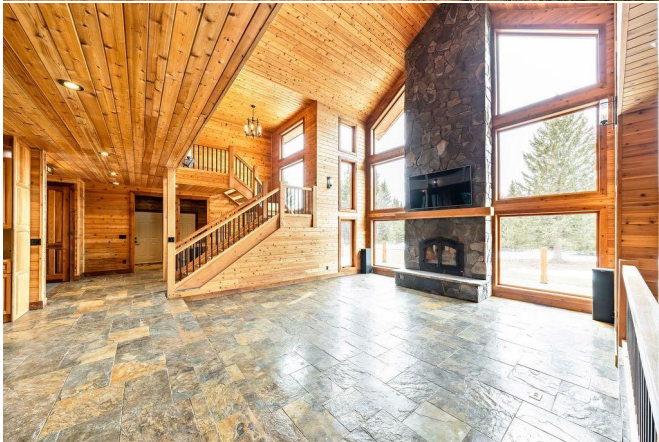
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`9" x 19`0"
Living Room	Main	20`6" x 20`6"
Bedroom - Primary	Upper	14`10" x 16`9"
Bedroom	Upper	12`10" x 12`10"
Laundry	Upper	10`2" x 11`7"
Game Room	Lower	22`0" x 28`6"

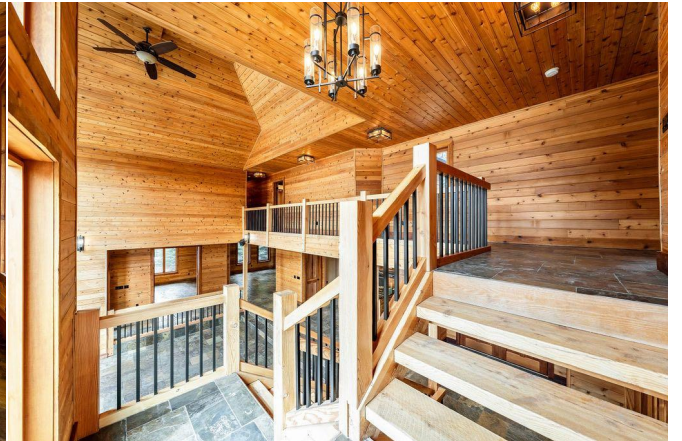
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	15`11" x 18`4"
Office	Main	14`11" x 16`3"
Bedroom	Upper	12`10" x 14`10"
Bedroom	Upper	12`10" x 12`10"
Family Room	Lower	20`6" x 22`0"
Media Room	Lower	22`6" x 25`6"

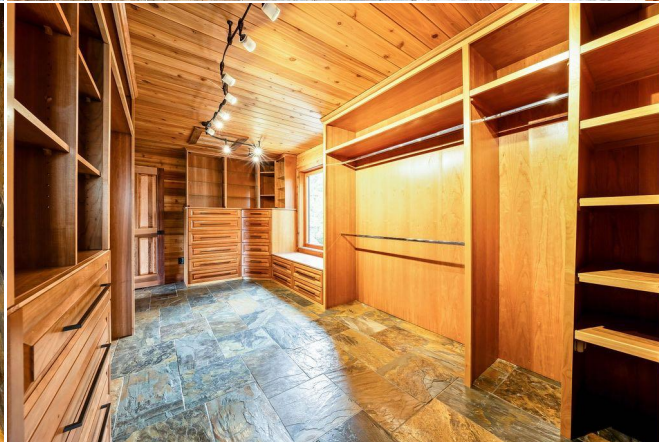
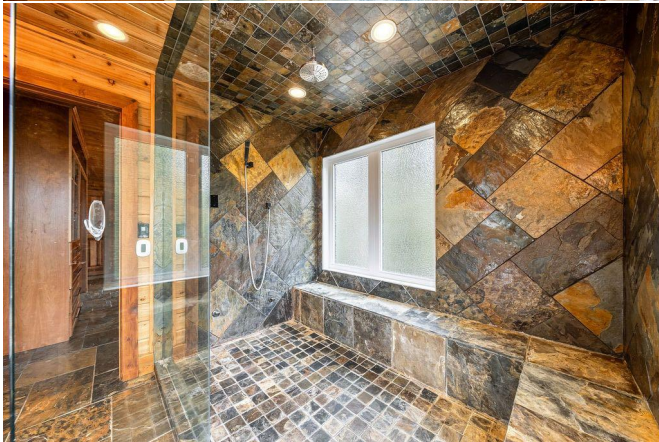
2pc Bathroom 5pc Bathroom Storage	Lower Upper Lower	3`6" x 25`9"	3pc Bathroom 4pc Ensuite bath	Main Upper
Legal/Tax/Financial				
Title: Fee Simple		Zoning: A-SML		
Legal Desc:		1311144	Remarks	
Pub Rmks: Welcome to your DREAM RETREAT NESTLED ON 20 ACRES amidst nature's embrace! This magnificent cedar home offers nearly 7000 ft2 of living space and boasts unparalleled craftsmanship with countless natural elements and upgrades incorporated into the home. Crafted with care, this 4 bedroom home blends seamlessly with its natural surroundings. Step into a world of luxury with expansive living spaces adorned with custom stone work and flooded with natural light, offering the perfect setting for relaxation and entertainment. No detail has been overlooked with premium upgrades including IN FLOOR HEATING, solid wood interior doors, cherry soft close cabinetry, granite countertops, four wood burning fireplaces with real stone design, another gas fireplace in the office, two RARE FOSSIL TREE bathroom sinks, open riser stairs and more. Retreat to your sanctuary in the sprawling master suite, complete with a spa-like ensuite bath with rough in for a steam shower, a stunning walk through closet plus a private balcony overlooking lush greenery, providing the ultimate in serenity and comfort. The lower walkout level features heated concrete floors which have been sealed and coloured, a sunken living room perfect for a games and gathering room, a gorgeous wet bar with under cabinet lighting, plus a theatre room / safe room underneath the garage with all concrete surround. Embrace the beauty of the outdoors in the sprawling backyard oasis, featuring a custom deck with glass railings and an enclosed built in BBQ space with wood burning fireplace, perfect for al fresco dining and entertaining amidst the tranquil sounds of nature. The oversized garage comes with slab heat and 10' overhead doors. There's a second well plus power and gas ready to serve a future shop or barn. Situated on coveted Grand Valley Road, enjoy the privacy and tranquility of country living while still being just minutes away from amenities, schools, and major transportation routes. Don't miss this rare opportunity to own a truly exceptional property that exudes elegance and sophistication at every corner. Schedule your private tour today and make your dream of owning a custom cedar home a reality!				
Inclusions:		n/a		
Property Listed By:		CIR Realty		

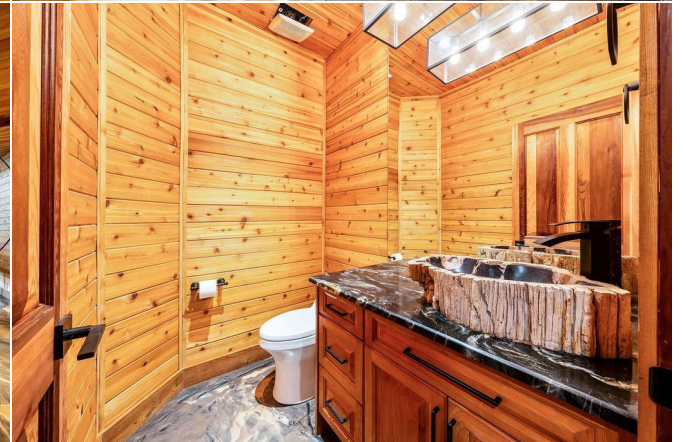
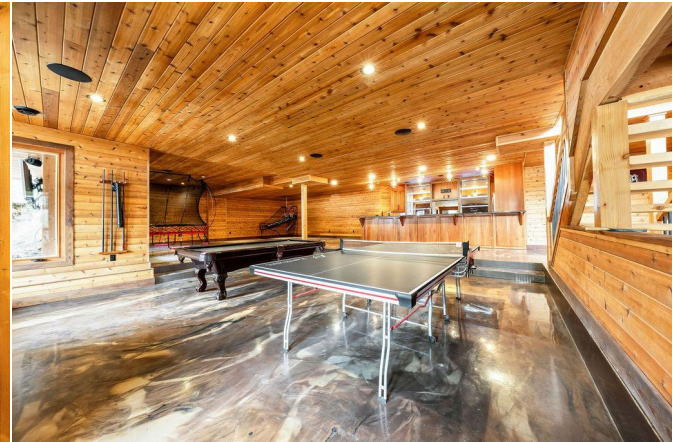
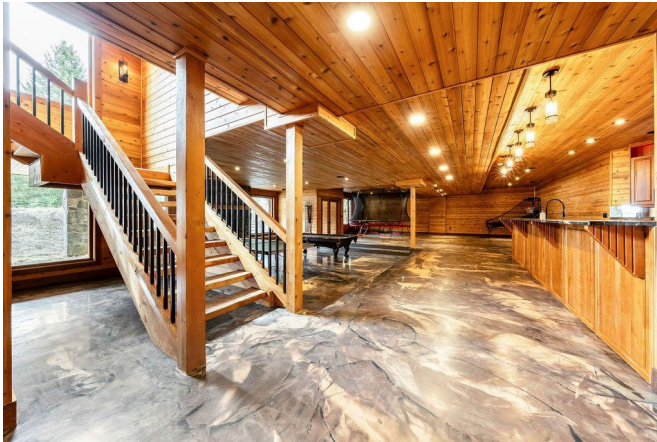
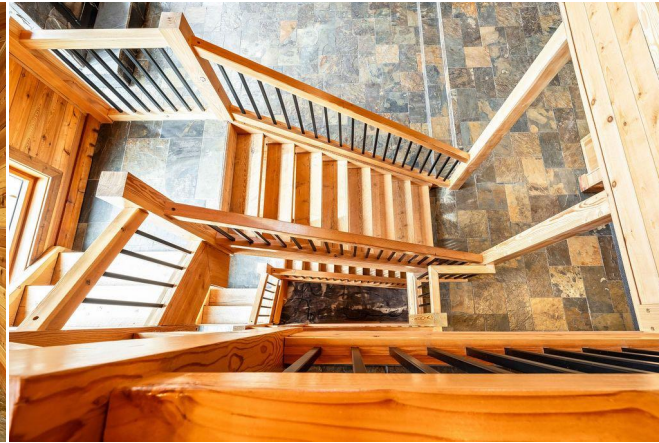
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













GROSS AREA 280231 Grand Valley Road - Cochrane
MAIN LEVEL: 2090.77 SqFt



GROSS AREA 280231 Grand Valley Road - Cochrane
UPPER LEVEL: 2108.38 SqFt



GROSS AREA 280231 Grand Valley Road - Cochrane
BASEMENT: 2906.41 SqFt