



THE
A-TEAM

**RE/MAX
FIRST**

36 MACKENAS Way, Rural Rocky View County T3Z 3C9

MLS® #: **A2123560**

Area: **Mackenas Estates**

Listing Date: **04/18/24**

List Price: **\$2,699,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$95k, 17-May**

Association: **Fort McMurray**



General Information

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

Year Built: **2012**
Lot Information
Lot Sz Ar: **33,976 sqft**
Lot Shape:

Access:
Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **3,488**
Low Sqft:
Ttl Sqft: **3,488**

**Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,No Neighbours
Behind,Landscaped,Level,Pie Shaped Lot
Triple Garage Attached**

DOM

31
Layout
Beds: **5 (3 2)**
Baths: **4.5 (4 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Freezer,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked**
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,Soaking Tub,Steam Room,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	16`0" x 15`0"	Office	Main	14`11" x 13`0"
Great Room	Main	22`4" x 19`1"	Breakfast Nook	Main	12`7" x 14`0"
Kitchen	Main	16`1" x 14`0"	Dining Room	Main	13`11" x 9`11"
Bedroom	Upper	14`11" x 11`6"	Bedroom	Upper	15`0" x 14`2"
Game Room	Lower	14`1" x 14`6"	Kitchenette	Lower	15`5" x 8`0"

Game Room	Lower	21`5" x 15`9"	Exercise Room	Lower	15`7" x 11`10"
Family Room	Lower	17`10" x 18`5"	Laundry	Lower	11`3" x 10`0"
Bedroom	Lower	13`8" x 13`5"	Bedroom	Lower	11`5" x 13`5"
5pc Ensuite bath	Main		2pc Bathroom	Main	
4pc Ensuite bath	Upper		4pc Ensuite bath	Upper	
3pc Bathroom	Lower				

Legal/Tax/Financial

Condo Fee:
\$225

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC111

Legal Desc: **1012897**

Remarks

Pub Rmks: **Welcome to this stately family home located at the end of a quiet cul-de-sac in the gated community of Mackenas Country Estates. Offering five bedrooms, including a main floor primary suite, an attached oversized triple garage and a walk-out basement, this luxury home boasts over 5,700 square feet of developed living space. Soaring ceilings as high as twenty-two feet give this already large home and even grander feel and designer touches like detailed ceilings, barrel vaulted dormer windows, board and baton wainscoting, exquisite millwork details, nine-inch baseboards, ten-foot ceilings and eight-foot solid core doors boast the quality expected in a Rockwood custom home. Four-inch quarter sawn oak flooring extends through the home and everywhere there is tile, along with the entire lower-level and the garage, features in-floor heat. Backing onto serene pastoral lands, this .78-acre lot truly feels like living in country while only being a few minutes outside the city limits.**

Inclusions: **N/A**
Property Listed By: **Coldwell Banker Mountain Central**

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











