



THE
A-TEAM

**RE/MAX
FIRST**

282020 RANGE ROAD 43 Road, Rural Rocky View County T4C 1B6

MLS® #: **A2124415** Area: **NONE** Listing Date: **04/21/24** List Price: **\$3,750,000**
 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**
 Year Built: **2013**
 Lot Information
 Lot Sz Ar: **6,534,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,402**
 Low Sqft:
 Ttl Sqft: **4,402**

DOM

226
Layout
 Beds: **4 (2 2)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Cleared, Farm, Lawn, Garden, Low Maintenance Landscape, Landscaped, Many Trees, Meadow, Native Plants, Pasture, Private, Rolling Slope, Secluded, Subdivided, Treed, Wooded**
 Park Feat: **Additional Parking, Driveway, Electric Gate, Front Drive, Garage Door Opener, Gated, Heated Garage, Insulated, Oversized, Quad or More Attached, RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **ICFs (Insulated Concrete Forms), Stone, Stucco**
 Heating: **Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Wood Stove**
 Sewer: **Septic Field, Septic Tank** Flooring: **Carpet, Hardwood, Tile**
 Ext Feat: **Balcony, Barbecue, BBQ gas line, Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s)** Water Source: **Well**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Double Oven, Electric Cooktop, Induction Cooktop, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Wine Refrigerator** Fnd/Bsmt: **ICF Block**
 Int Feat: **Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Solar Tube(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**
 Utilities: **Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural Gas Connected, Satellite Internet Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 14`0"	Dining Room	Main	14`6" x 11`10"
Living Room	Main	19`2" x 18`0"	Sunroom/Solarium	Main	10`0" x 9`4"
Breakfast Nook	Main	12`10" x 11`0"	Foyer	Main	10`10" x 9`4"
Office	Second	16`0" x 13`0"	Game Room	Basement	29`4" x 18`10"

Kitchen	Second	16`0" x 10`8"	Laundry	Main	8`8" x 6`0"
Media Room	Basement	15`6" x 14`6"	Hobby Room	Basement	11`0" x 6`2"
Bedroom	Second	27`0" x 20`6"	Dining Room	Second	16`0" x 9`0"
Bedroom - Primary	Second	17`8" x 16`2"	Bedroom	Basement	15`4" x 12`6"
Bedroom	Basement	14`2" x 12`10"	2pc Bathroom	Main	5`10" x 5`4"
3pc Bathroom	Second	8`2" x 6`6"	5pc Ensuite bath	Second	15`8" x 12`10"
2pc Bathroom	Main	5`8" x 5`2"	4pc Bathroom	Basement	11`6" x 9`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **AG**
 Legal Desc: **2110751**

Remarks

Pub Rmks: **This beautiful custom built home, with over 6,300 ft.² of total living space, is being sold together as two parcels totalling 150 acres. Surrounded by mature forested land with ponds, marshes, and a million dollar view of the Rocky Mountains. The home is built using ICF (Insulated Concrete Forms) which provides solid construction protecting from noise, wind, and fire with superior energy efficiency and sustainability. It also includes tornado clips on the roof, a security system, Control 4 sound system, AC, and in-floor heating throughout the home. The home is wired for solar tubes and panels to be installed as desired. No detail was overlooked when designing this gorgeous home. Upon entering, a spacious foyer and large living room greet you with expansive 20 foot windows framing your picturesque mountain view. Travertine stone is throughout the home with solid knotty Alder wood doors, windows, and trim. The main deck overlooks lush forest and can be accessed from the formal dining room or the sun room making this the perfect place to eat or relax and enjoy the stars. The home has two Napoleon wood burning fireplaces with a capacity to heat up to 3500 ft.². The gourmet chef's dream kitchen is outfitted with an induction cooktop, double wall oven, double Thermidor fridge/freezer, a large pantry, and your very own Artigiano Italian brick wood-burning pizza oven. The kitchen is equipped with a farmhouse hand-hammered copper sink, custom cabinets, and granite counter tops. The laundry room and powder room also include custom cabinetry and copper sinks. The lofted office has high speed internet connection with a view of the majestic Rockies. There are four spacious bedrooms, including an 860 ft.² legal suite above the 4-car garage. The legal suite is multifunctional and can be used to house guests, family, or caretakers, with a three pc bathroom, full kitchen, granite countertops, dishwasher, cooktop, fridge, copper sink, hardwood flooring, travertine stone flooring, a separate AC and heating system, and separate entrance - while still connected to the home. The primary bedroom is located on the second floor and has large walk-in closet and a private balcony with expansive mountain views. The luxurious ensuite boasts a hammered copper freestanding tub with a steam shower that has coloured lights and music. In the fully finished basement you will find the games room with pool table, wet bar, dishwasher, copper sink, dual zone wine cooler, and custom cabinetry. The theatre room is outfitted with surround sound, projector, theatre screen, and Control 4 system. Two bedrooms round off the basement both with private french doors leading to the backyard and a 4 pc bathroom with granite countertops, copper sinks, and a large tile shower. Enjoy the serenity of country living while only 20 minutes north of Cochrane and 30 minutes from Calgary. Schedule your private showing today.**

Inclusions: **Pool table, 2 Solar tanks, 10 solar tubes, media equipment, security equipment, HVAC System, Kinetico reverse osmosis water system, infra red sauna.**
 Property Listed By: **Sotheby's International Realty Canada**

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











