

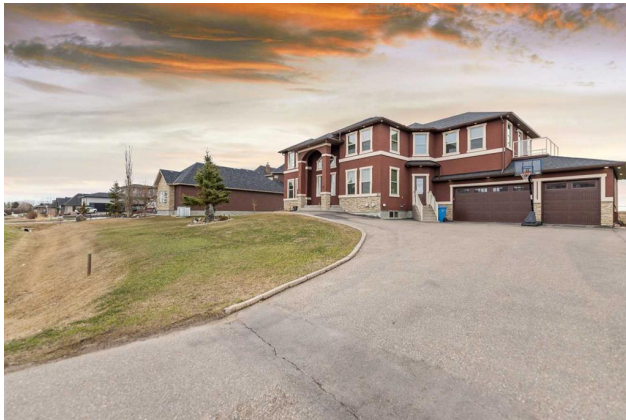


THE
A-TEAM

**RE/MAX
FIRST**

27 ABBEY Road, Rural Rocky View County T1Z 0A1

MLS® #: **A2125130** Area: **Cambridge Park** Listing Date: **04/22/24** List Price: **\$1,500,000**
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
Year Built: **2010** Abv Sqft: **3,895**
Lot Information Low Sqft:
Lot Sz Ar: **33,105 sqft** Ttl Sqft: **3,895**
Lot Shape:

Access:
Lot Feat: **Back Yard**
Park Feat: **Triple Garage Attached**

DOM

27
Layout
Beds: **6 (4 2)**
Baths: **6.0 (6 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer: **Sewer**
Ext Feat: **Balcony, Garden, Private Entrance**

Construction: **Mixed**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Co-operative
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Range Hood, Refrigerator**
Int Feat: **Bar, Bidet, Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`10" x 14`4"	Family Room	Main	19`8" x 15`6"
Nook	Main	9`1" x 11`3"	Dining Room	Main	17`0" x 13`2"
Foyer	Main	13`7" x 13`1"	Office	Main	11`8" x 12`10"
Kitchen	Main	17`0" x 11`9"	Bedroom - Primary	Second	16`11" x 15`10"
Bedroom	Second	13`3" x 15`5"	Bedroom	Second	12`10" x 12`10"

Bedroom	Second	13`4" x 12`9"	4pc Bathroom	Main	7`0" x 4`10"
4pc Bathroom	Second	10`1" x 4`10"	4pc Ensuite bath	Second	7`4" x 4`11"
5pc Ensuite bath	Second	9`1" x 10`1"	5pc Ensuite bath	Second	13`2" x 11`2"
5pc Bathroom	Basement	7`0" x 15`10"	Bedroom	Basement	15`1" x 15`10"
Bedroom	Basement	10`1" x 11`7"	Dining Room	Basement	11`2" x 10`4"
Family Room	Basement	27`8" x 25`9"	Kitchen	Basement	16`11" x 8`5"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RC1**
Legal Desc: **0913273**

Remarks

Pub Rmks: **Beautiful home in Cambridge Park on a 3/4 of ACRE LOT! Impressive layout offers over 3800 square feet of living space plus WALKOUT basement, GRAND main entrance with impressive high ceilings and stairs, 4 bedrooms UP, TWO large MASTER bedrooms, two fancy 5 piece spa en suite, upper grand LOFT, large GOURMET kitchen, and a SPICY KITCHEN, over sized attached and dry walled TRIPLE ATTACHED car garage; all carefully designed and built by in Monarch Homes. South facing lot in the area.**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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



