



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 OLLERENSHAW Ranch, Rural Rocky View County T1X 0J5**

MLS® #: **A2126008**

Area: **NONE**

Listing Date: **04/26/24**

List Price: **\$1,480,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

**County**

Abv Sqft:

**2,670**

Year Built:

**2024**

Low Sqft:

Lot Information

Ttl Sqft:

**2,670**

Lot Sz Ar:

**6,168,967 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Corner Lot, No Neighbours Behind, Open Lot, Views  
Triple Garage Attached**

DOM

**23**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey, Acreage  
with Residence**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air, Natural Gas**

Sewer:

**Other**

Ext Feat:

**Other, Private Yard**

Construction:

**Cement Fiber Board, Wood Frame**

Flooring:

**Carpet, Ceramic Tile, Vinyl Plank**

Water Source:

**Other**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator**

Int Feat:

**Breakfast Bar, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`0" x 14`4"	Kitchen	Main	14`0" x 16`6"
Bedroom - Primary	Upper	14`0" x 14`0"	Bedroom	Upper	10`4" x 11`2"
Laundry	Upper	6`0" x 10`8"	2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	10`4" x 14`0"	Mud Room	Main	8`6" x 8`10"
Bedroom	Upper	10`4" x 11`0"	Bonus Room	Upper	12`2" x 13`6"
5pc Ensuite bath	Upper	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"
Legal/Tax/Financial					

Title:	Zoning:	Remarks
Fee Simple	CR	
Legal Desc:		

Pub Rmks:	<p>Welcome to 3 Ollerenshaw Ranch. Here is your opportunity to build your dream home on nearly 5 acres, just 10 minutes from the city limits. Introducing Ollerenshaw Ranch, a brand-new Country Residential community located southeast of Calgary. Your new home will be constructed by the award-winning Baywest Homes. Selected for this incredible homesite is the Avery model, which is a 3-bedroom, 2.5-bathroom family home featuring stunning Modern Farmhouse architecture and a triple-car garage. High-end finishings and a stainless steel appliance package are included, complete with a custom hood fan and gas stove. As this home is in the preliminary stages, you have the ability to customize the layout to best suit your needs, as well as select all colors and finishings to make this your dream home. Designed with today's modern family in mind, this home features a chef's kitchen with a large island and cabinets that reach the ceiling. Additionally, there is both convenience and storage with the spacious walk-through pantry. A bright, open great room and dining room feature an abundance of windows. The main floor office is perfect for those working from home, offering privacy. Head upstairs to find an open loft/bonus room and convenient upper-floor laundry. The primary suite will feature an incredible spa-inspired 5-piece ensuite with an oversized shower, standalone tub, spacious vanity with dual sinks, and a private water closet. The remaining two bedrooms, designed with family living in mind, are spacious and bright, with walk-in closets, and share an oversized bathroom with dual sinks and thoughtfully placed doors. Outside, you will enjoy the country life on approximately 4.97 acres, complete with mountain views and a peaceful lifestyle. Are you a horse lover? The great news is that you can have up to 3 horses on this property! Call now for more information.</p>
Inclusions:	N/A
Property Listed By:	RE/MAX First

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

