



THE
A-TEAM

**RE/MAX
FIRST**

285065 SYMONS VALLEY Road, Rural Rocky View County T0M 1L0

MLS® #: **A2129491** Area: **NONE** Listing Date: **05/06/24** List Price: **\$2,875,000**
 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: **2014**
 Lot Information
 Lot Sz Ar: **5,342,198 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,869**
 Low Sqft:
 Ttl Sqft: **3,869**

DOM

211
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:
 Lot Feat: **Close to Clubhouse, Farm, Garden, No Neighbours Behind, Landscaped, Pasture, See Remarks, Views**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood, Slate**
 Sewer: **Holding Tank, Septic Field** Water Source: **Well**
 Ext Feat: **Barbecue, Garden, Lighting, Private Entrance, Private Yard, Rain Barrel/Cistern(s)** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator**
 Int Feat: **Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 8`1"	4pc Bathroom	Main	8`9" x 8`8"
4pc Ensuite bath	Main	22`3" x 12`0"	Bedroom	Main	14`3" x 13`6"
Bedroom	Main	14`3" x 13`8"	Bedroom - Primary	Main	15`3" x 15`3"
Den	Main	12`2" x 8`7"	Dining Room	Main	12`5" x 14`11"

Dining Room	Main	17`8" x 15`7"	Family Room	Main	12`10" x 15`9"
Kitchen	Main	17`10" x 14`11"	Laundry	Main	11`0" x 10`0"
Library	Main	15`9" x 12`10"	Mud Room	Main	11`0" x 8`8"
Office	Main	11`0" x 13`0"	Game Room	Basement	38`3" x 24`1"
Storage	Basement	39`10" x 61`4"	Furnace/Utility Room	Basement	29`7" x 22`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **A-GEN**
 Legal Desc:

Remarks

Pub Rmks: **Stunning Custom Built Bungalow sitting atop the biggest hill on 122 acres with breathtaking views in all directions. Unobstructed mountain views to the west, golf course to the north, the friendly hamlet of madden east and south for miles! Enter from your gated private paved lane-way and find this architectural thing of beauty at the peak. This home is just shy of 4000 sq/ft on the main level and boasts another 2700sq/ft of developed space in the basement. The main floor has gleaming hardwood flooring throughout along with slate entry and heated tile flooring in all the bathrooms. Oversized low UV transmission windows with Hunter Douglas blinds throughout helps capture the most amazing landscapes. The executive chefs kitchen has stainless steel appliances including a Wolff gas stove, Sub Zero fridge, Dacor wall oven and microwave. All cabinetry milled by Legacy with soft close and upgraded shelving and storage. Huge center island with Cambrian Black satin granite is a classic focal point in this exquisite home. There are two dining areas for all sizes of gatherings and a huge living room with descending TV from the ceiling and natural gas fireplace. The large master bedroom comes with a 4 piece en-suite with modern tiled shower, his/her sinks in Bianco Rhino marble and a walk in California closet. Main floor is completed with two other bedrooms with California closets and Jack n Jill 4 piece bathrooms, an office, and den adjacent dining room. The second fireplace is found in the library or study for those that like to kick back with a glass of wine and enjoy a good book. Basement is finished with a huge family/ games room and tons of storage. The attached triple garage measures 38x22 it has a separate entry and big bright windows and upgraded wood doors. The west facing concrete patio is covered with skylights so you can enjoy it in all weather! The property is professionally landscaped with mature trees and raised garden boxes for the green thumb. Extra features include 2 independent furnaces and AC systems, in-floor heating, water softening system, instant hot water, in-wall Vacu flo, Sonos sound, Security system and more! Combination of pasture and grade A crop land with good perimeter fencing. Rare opportunity to own a beautiful parcel of land this size commutable to Calgary with an equally magnificent home to match!**

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

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