



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**127 SOLACE RIDGE PLACE Place, Rural Rocky View County T3Z 3M9**

MLS® #: **A2131420**      Area: **NONE**      Listing Date: **05/19/24**      List Price: **\$3,595,000**  
 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: **2002**  
 Lot Information  
 Lot Sz Ar: **87,327 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **5,708**  
 Low Sqft:  
 Ttl Sqft: **5,708**

DOM

**37**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**  
 Garage Sz: **4**

Access:  
 Lot Feat:

**Backs on to Park/Green Space,Conservation,Cul-De-Sac,Lawn,Garden,Gentle Sloping,Greenbelt,No Neighbours Behind,Irregular Lot,Landscaped,Level,Many Trees,Underground Sprinklers,Open Lot,Private,Sloped Down,Treed,Views**

Park Feat:

**Additional Parking,Asphalt,Drive Through,Driveway,Driveway,Enclosed,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated,Oversized,Paved,Quad or More Attached,Secured Utilities and Features**

Roof: **Mixed**  
 Heating: **Boiler,In Floor,Fireplace Insert,Fireplace(s),Forced Air,Natural Gas,Zoned Public Sewer**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony,BBQ gas line,Built-in Barbecue,Covered Courtyard,Fire Pit,Garden,Gas Grill,Lighting,Misting System,Outdoor Grill,Private Entrance,Private Yard,Rain Gutters,Storage**

Construction: **Concrete,Manufactured Floor Joist,Mixed,Post & Beam,Silent Floor Joists,Stone,Stucco,Wood Frame**  
 Flooring: **Ceramic Tile,Concrete,Cork,Hardwood,Slate,Stone,Tile,Wood**  
 Water Source: **Co-operative**  
 Fnd/Bsmt: **Perimeter Wall,Poured Concrete,Slab**

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Central Air Conditioner,Convection Oven,Dishwasher,Disposal,Double Oven,Dryer,Electric Cooktop,Electric Oven,Freezer,Garage Control(s),Garburator,Gas Water Heater,Humidifier,Instant Hot Water,Microwave,Microwave Hood Fan,Other,Oven,Range Hood,Refrigerator,Washer/Dryer,Water Conditioner,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Bookcases,Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,Open Floorplan,Pantry,Recessed Lighting,Recreation Facilities,Separate Entrance,Steam Room,Storage,Track Lighting,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound,Wood Windows**

Utilities: **Cable Available,Cable Internet Access,Cable Connected,Heating Not Paid For,Natural Gas Not Paid,Electricity Available,Electricity Connected,Electricity Not Paid For,Natural Gas Available,Natural Gas Connected,Garbage Collection,Phone Available,Phone Connected,Phone Not Paid For,See Remarks,Sewer**

**Connected,Underground Utilities,Water Available,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	18`0" x 15`11"	5pc Bathroom	Main	11`10" x 11`10"
Walk-In Closet	Main	11`7" x 12`6"	Bedroom	Main	13`10" x 12`10"
3pc Ensuite bath	Main	9`6" x 6`1"	Office	Main	13`7" x 11`2"
Balcony	Main	25`4" x 12`6"	Foyer	Main	8`8" x 10`3"
Great Room	Main	19`11" x 17`3"	Dining Room	Main	15`9" x 12`9"
Kitchen	Main	20`11" x 15`10"	Breakfast Nook	Main	13`10" x 13`0"
Balcony	Main	30`6" x 29`2"	Laundry	Main	10`11" x 7`10"
Mud Room	Main	13`2" x 11`4"	2pc Bathroom	Main	7`10" x 3`2"
Other	Main	39`1" x 53`4"	Wine Cellar	Lower	15`0" x 4`9"
Steam Room	Lower	7`0" x 7`6"	4pc Bathroom	Lower	16`4" x 15`10"
Exercise Room	Lower	13`9" x 12`11"	Game Room	Lower	33`0" x 17`2"
Office	Lower	15`0" x 4`0"	Bedroom	Lower	20`4" x 13`6"
Bedroom	Lower	15`9" x 13`6"	5pc Ensuite bath	Lower	11`9" x 10`11"
Laundry	Lower	8`8" x 8`1"	Walk-In Closet	Lower	13`0" x 6`0"
Furnace/Utility Room	Lower	46`0" x 8`0"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9912713**

Zoning: **R-CRD**

Remarks

Pub Rmks: **JUST 30 MINUTES TO CITY CENTRE! VIEWS OF A LIFETIME AND YOURS FOREVER! Perched and secluded on over 2 Acres in the Foothills of the Rockies boasting extensively manicured lawns and purposefully designed landscaping providing extensive privacy. From the Grand Entry your eyes widen in amazement, captivated by the Great Room with 15' ceilings that frame some 70 Kilometers of uninterrupted vistas with the Great Canadian Rocky Mountains as your backdrop. At just over 5700 sq.ft Masterfully and successfully designed by McDowell and Associates to optimize flow, common sense, and the simple comfort of home living that captures the unparalleled grandeur of the Rockies at every turn. This one of a kind opportunity rarely presents itself. You have to see it to appreciate it! This relationship will last a lifetime. Just 30 minutes to downtown, and only 30 minutes to the Calgary International Airport. The choice for work or play, is just a skip away. PLEASE FIND A FULL INTERNAL WALK THROUGH DESCRIPTION AND ARCHITECTURAL DRAWINGS IN THE ATTACHED LINKS.**

Inclusions: **Breakfast Nook Table + 4 Chairs, 3 Kitchen Stools, Dining Room Table and 8 Chairs + Leaf in Den Closet. Telephone Desk, built into kitchen. Hutch in Dining room on South Wall. Basement Bar Stools, Stereo equipment, pool table.**

Property Listed By: **RE/MAX Alpine Realty**

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























