



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31115 MORGANS View, Rural Rocky View County T3Z 0A6**

MLS® #: **A2133084**      Area: **Morgans Rise**      Listing Date: **05/16/24**      List Price: **\$2,999,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$300k, 07-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **104,544 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **5,095**  
 Low Sqft:  
 Ttl Sqft: **5,095**

DOM

**251**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **5.5 (4 3)**  
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:  
 Lot Feat: **Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Landscaped, Treed, Views**  
 Park Feat: **Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Septic System**  
 Ext Feat: **Balcony, BBQ gas line, Courtyard, Garden**

Construction: **Wood Frame**  
 Flooring: **Carpet, Hardwood, Stone, Tile**  
 Water Source: **Co-operative**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Water Softener, Window Coverings, Wine Refrigerator**

Int Feat: **Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	15`11" x 16`6"	Living Room	Main	15`11" x 16`6"
Game Room	Main	16`10" x 19`10"	Family Room	Main	16`6" x 15`11"
Dining Room	Main	16`0" x 16`2"	Kitchen	Main	16`2" x 10`11"
Kitchenette	Main	13`6" x 7`9"	Bedroom	Main	13`7" x 7`9"
Office	Main	13`8" x 13`8"	2pc Bathroom	Main	6`11" x 5`10"

2pc Bathroom	Main	8`11" x 6`11"
6pc Ensuite bath	Upper	15`8" x 13`8"
Laundry	Upper	13`11" x 8`0"
3pc Ensuite bath	Upper	7`3" x 8`1"
3pc Ensuite bath	Upper	8`6" x 9`7"
2pc Bathroom	Basement	8`0" x 4`8"
Family Room	Basement	15`2" x 15`11"
Bedroom	Basement	11`0" x 16`0"
Other	Basement	10`10" x 96`4"

Bedroom - Primary	Upper	18`5" x 18`2"
Family Room	Upper	15`7" x 10`3"
Bedroom	Upper	13`8" x 12`10"
Bedroom	Upper	12`9" x 13`8"
Den	Basement	13`3" x 12`10"
Bedroom	Basement	15`9" x 14`8"
Game Room	Basement	13`2" x 15`9"
3pc Bathroom	Basement	13`10" x 6`6"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0514055**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to 31115 Morgans View. 2.4 acres of land and a bowling alley plus a pond within the premises. Easy access Spring Bank Airport for private plane owners or pilot hobbyists and 10 minutes away from Webber Academy. Indulge yourself in luxury with an outdoor hot tub oasis featuring gas assist fireplace with views of the mountains and waterfront all in your back yard. Landscaped beautifully with rock and masonry for summer barbeques and an everyday getaway. Step out onto the terrace walk-out basement with tiered garden greenery. Pull into the quad garage in a home strategically designed to capture the essence of the surroundings beyond comprehension. Live and play in a cohesive layout of rich amenities and highly livable flow. Walk in the grand front door as the magnetism attracts with the utmost allure. Astounding bay windows command the premises with a two storey array of natural light. Make way to the extended deck encompassing the length of the owner's homestead. Floor to ceiling high end luxury finishes and fixtures as expected with an estate of this caliber. Chef's kitchen with butcher block countertop, large cooler, freezer and pantry. Appliances exquisitely built into the millwork with AGA ranges (IYKYK). Equipped with irrigation system, in-floor heating, central vacuum, speakers throughout, security system ready and smart home ready. Add your personal touch with a cork flooring flex room available to dedicate as a fitness/yoga studio, music room, cinema conversion, shop space, study, craft room, or a show room of your accomplishments and collectables. Entertain in style with a billiards table, poker nook, wet bar, multiple fireplaces, remote actuated hideaway TV, walk-out basement and a private bowling alley. With 8000± square feet of living space, 6 bedroom, 7 bathroom estate sitting on 2.40 acres.**

Inclusions: **n/a**  
 Property Listed By: **Grand Realty**

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













