



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31221 WOODLAND Way, Rural Rocky View County T3R 1G5**

MLS® #: **A2133591**

Area: **Woodland Estates**

Listing Date: **05/24/24**

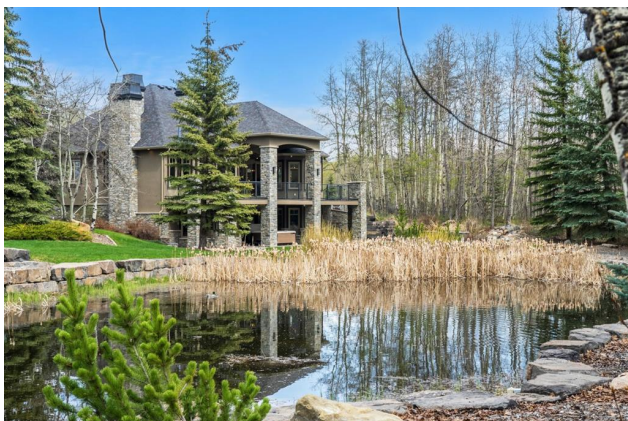
List Price: **\$3,250,000**

Status: **Pending**

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: **2003**  
Lot Information  
Lot Sz Ar: **165,963 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **3,556**  
Low Sqft:  
Ttl Sqft: **3,556**

DOM

**32**  
Layout  
Beds: **4 (1 3 )**  
Baths: **3.5 (3 1)**  
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **20**  
Garage Sz: **10**

Access:  
Lot Feat: **Back Yard, Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Lawn, Gentle Sloping, Landscaped, Many Trees, Meadow, Native Plants, Yard Lights, Private, Treed, Waterfall**  
Park Feat: **Additional Parking, Concrete Driveway, Electric Gate, Front Drive, Garage Door Opener, Garage Faces Front, Garage Faces Side, Gated, Heated Garage, Insulated, Oversized, Quad or More Detached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Holding Tank, Septic Field, Septic Tank**  
Ext Feat: **Balcony, BBQ gas line, Dog Run, Fire Pit, Lighting, Private Entrance, Private Yard, Storage**

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

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

Int Feat: **Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Sauna, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 5`5"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>19`6" x 15`1"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>7`0" x 11`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>26`11" x 15`10"</b>

Kitchen	Main	22`0" x 17`0"
Living Room	Main	18`2" x 16`3"
Pantry	Main	10`1" x 6`1"
Walk-In Closet	Main	10`11" x 5`8"
Other	Basement	10`5" x 8`11"
Game Room	Basement	27`7" x 31`9"
Furnace/Utility Room	Basement	14`1" x 21`2"
Bedroom	Suite	24`11" x 18`5"
Living Room	Suite	18`7" x 19`5"

Laundry	Main	17`5" x 9`5"
Office	Main	15`7" x 13`5"
Bedroom	Basement	21`2" x 15`2"
4pc Bathroom	Basement	9`7" x 5`8"
Bedroom	Basement	16`1" x 14`0"
Media Room	Basement	15`3" x 18`7"
5pc Bathroom	Suite	12`7" x 5`11"
Kitchen	Suite	6`4" x 13`11"

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>R-2</b>
Legal Desc:	<b>0113302</b>

Remarks

Pub Rmks: **\*Watch the full cinematic property tour of this one of a kind luxury estate\* Discover unparalleled luxury in this McKinley Masters built custom estate home, meticulously crafted and recently enhanced with a \$1 million renovation and a \$550k addition. Nestled on nearly 4 acres, this stunning property offers over 6000 square feet of liveable finished space, featuring a 3-bedroom, 3-bathroom main house and a 1-bedroom, 1-bathroom carriage home. The main house boasts reclaimed wood beams salvaged from a decommissioned grain elevator in Grand Prairie, adding rustic charm throughout the home and welcomes you at the front entrance. Luxury finishes throughout, including travertine flooring with in-floor heating in the walk-out basement, new shingles, and a chandelier that electrically drops for easy maintenance. Warmth and ambiance are ensured with a wood-burning fireplace in the basement, gas fireplaces in the living room and carriage home, and a double-sided gas fireplace in the primary suite and ensuite. Modern conveniences are at every turn, with central air conditioning, a central vacuum system, all-new equipment in the utility room, and floor plugs in the living room for added convenience. In the Lower Level, you will find a wetbar, a new and unused sauna and a never-used theatre that still smells new, providing luxurious spaces for relaxation and entertainment. Functional spaces are thoughtfully designed, a large bedroom with the third bedroom converted into a home gym, easily reverted to a traditional bedroom if desired. Comfort and efficiency are ensured with installed A/C in the main house and a separate A/C unit in the home. The carriage home provides additional living space with an extra bedroom and bathroom, ideal for guests or extended family. Car enthusiasts will be impressed by the 8-car garage with epoxy flooring and in-floor heating, complete with a double lift, housing 10 cars total! The outdoor oasis features a natural pond with two waterfalls, controlled by three submersible pumps, and a storm feature to manage excess water. The pond, beautifully lined with large Rundle stones and complemented by a stone slab bridge and walking path, is a serene focal point of the property. Extensive landscaping, featuring a tree lined driveway, concrete decorative curbing around flower beds, two fire pit areas, rock path surrounding the private pond, a custom Inukshuk all enhance the beauty and functionality of the estate. Additional outdoor amenities include a large extended dog run accessed from the garage or back porch, a wood storage shed, and an underground dog fence surrounding the property. Safety and security are paramount with an electrical gate at the entrance, a home security system with 16 HD night vision cameras, and motion-activated flood lights. This estate seamlessly blends luxury, functionality, and natural beauty, offering an unmatched living experience. Schedule a private showing today!**

Inclusions: **Hot Tub, Double Car Lift, All Televisions except Carriage House TV (belongs to stagers), underground dog fence**

Property Listed By: **Real Broker**

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

