



THE
A-TEAM

**RE/MAX
FIRST**

321 WILD ROSE Close, Rural Rocky View County T0L 0K0

MLS® #: **A2133794** Area: **Wild Rose Count Est** Listing Date: **05/25/24** List Price: **\$1,199,900**
 Status: **Active** County: **Rocky View County** Change: **-\$800k, 24-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Abv Sqft: **2,005**
 Low Sqft:
 Ttl Sqft: **2,005**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

DOM

31
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Garden, Many Trees, Private, Secluded, Treed, Wooded**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Concrete**
 Heating: **Forced Air**
 Sewer: **Septic Tank**
 Ext Feat: **Fire Pit, Garden, Private Entrance, Private Yard**

Construction: **Cedar, Wood Frame**
 Flooring: **Carpet, Cork, Hardwood, Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Stove(s), Washer**
 Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	3`1" x 7`8"	4pc Bathroom	Main	9`2" x 9`2"
Bedroom	Main	11`7" x 10`1"	Bedroom	Main	14`4" x 11`8"
Dining Room	Main	18`3" x 9`4"	Family Room	Main	14`11" x 11`7"
Kitchen	Main	14`11" x 12`9"	Laundry	Main	12`6" x 6`11"
Living Room	Main	16`11" x 15`10"	Bedroom - Primary	Main	16`2" x 15`3"

Walk-In Closet	Main	9`1" x 6`4"	3pc Ensuite bath	Lower	9`1" x 5`6"
4pc Bathroom	Lower	7`7" x 5`11"	Bedroom	Lower	11`3" x 10`8"
Bedroom	Lower	19`7" x 14`8"	Den	Lower	14`5" x 11`6"
Kitchen	Lower	12`8" x 9`10"	Mud Room	Lower	16`10" x 6`0"
Game Room	Lower	30`9" x 24`5"	Storage	Lower	13`10" x 13`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **8111065**

Remarks

Pub Rmks: **This beautiful cedar hillside bungalow is nestled on 2 beautiful acres in the prestigious Wild Rose Estates of West Bragg Creek. Warm & inviting, this home features soaring vaulted ceilings, oak hardwood floors & bright skylights. A marble facing wood-burning fireplace accentuates the relaxed elegance of the living room. The large well laid-out kitchen has a big pantry, offers lots of cupboard & countertop space & opens to the beautifully bright eat-in atrium. The lovely primary bedroom has a big walk-in closet & ensuite. The main level also includes a formal dining room, a laundry/mudroom, a 4 piece bathroom & 2 large guest bedrooms. The lower level walk-out level is an illegal suite and has a large family room with oversized windows, kitchen, a den, a 4 piece bathroom & a bright guest room. The property also features an attached double car garage & a wonderful deck that terraces down to the fire-pit. The 2 acres of beautiful land offer wildlife, adventure, beautiful plants (delphiniums, peonies, raspberries, chives - just to name a few) as well as peace and quiet. Wild Rose is one of Bragg Creek's most loved communities, offering trails throughout, access to environmental reserves, hiking, and the lake which offers a sandy beach, tennis court and a floating dock. The West Bragg Creek Trailhead is only 3 kms away. This property also gives easy access to the mountains and Kananaskis. Book a showing today!**

Inclusions: **Basement Fridge, Stove, Dishwasher, Washer, Dryer**
 Property Listed By: **Real Estate Professionals Inc.**

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









