



THE
A-TEAM

**RE/MAX
FIRST**

127 WINDING RIVER Rise, Rural Rocky View County T3Z 3T5

MLS® #: **A2134603** Area: **Elbow Valley** Listing Date: **05/28/24** List Price: **\$2,195,000**
 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** Finished Floor Area
 Year Built: **2023** Abv Sqft: **3,520**
 Lot Information Low Sqft:
 Lot Sz Ar: **12,632 sqft** Ttl Sqft: **3,520**
 Lot Shape:
 Access:
 Lot Feat: **Gentle Sloping, No Neighbours Behind, Pie Shaped Lot, See Remarks, Treed, Views**
 Park Feat: **Triple Garage Attached**

DOM

176
Layout
 Beds: **4 (4)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Shingle Siding, Stone**
 Heating: **Forced Air, Natural Gas** Flooring: **See Remarks**
 Sewer: **Public Sewer** Water Source: **Private**
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer**
 Int Feat: **Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Wired for Data, Wired for Sound**
 Utilities: **Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`11" x 13`2"	Great Room	Main	17`3" x 16`11"
Dining Room	Main	20`0" x 12`11"	Library	Main	12`5" x 10`5"
Pantry	Main	6`8" x 5`6"	Foyer	Main	10`8" x 7`0"
Mud Room	Main	16`10" x 7`10"	Covered Porch	Main	20`0" x 12`0"
Bedroom - Primary	Second	19`8" x 13`11"	Bedroom	Second	10`2" x 13`0"

Bedroom Second 12`9" x 12`9"
4pc Ensuite bath Second
5pc Ensuite bath Second
3pc Bathroom Lower
Loft Second 15`11" x 13`1"
Media Room Lower 19`4" x 12`10"
Game Room Lower 16`2" x 16`6"

Bedroom Second 12`11" x 11`6"
4pc Ensuite bath Second
2pc Bathroom Main
Laundry Second 11`3" x 5`6"
Balcony Second 20`0" x 6`0"
Game Room Lower 22`9" x 16`2"

Legal/Tax/Financial

Condo Fee:
\$222

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC13

Legal Desc: 0212033

Remarks

Pub Rmks: **An award winning floorplan and masterpiece by PURE Residential, this spectacular brand new home situated in the coveted community of Elbow Valley features nearly 5000SF of interior living space with 4 Beds and 5 baths. "The Aspen" features the perfect balance of versatility and functionality with open spaces yet areas with complete privacy for the busy family who is seeking work/ study from home options as well. Bring your toys for the oversized triple (arguably quad) garage and enter the massive mudroom with functional storage. From the front foyer, move past the study towards the main living area with a spectacular kitchen and dining room with massive windows taking in views to the South West. The luxe kitchen is over the top with a custom cabinet package, high end appliances and designer finishes. Continue the living space outside onto the massive covered deck with South West exposure & gorgeous views. Upstairs are 4 bedrooms & 3 full bathrooms, including the primary suite with a Spa-like ensuite and walk-in closets/ dressing room. Additionally there is a bonus room with access to a 'kids cavern' which levels up the cool factor! The Fully Finished walk-out basement is like no other with high ceilings & bright windows. The Games Room, Media Space and roughed in 'Golf Sim Room' offer options for alternative uses. This lot features extensive mature trees, privacy, and ideal access to the ring road, west side amenities and desirable private and public schools. This is an extremely rare opportunity to buy a brand new house with warranty in highly sought after community.**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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













