



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
Year Built: 2023
Lot Information
Lot Sz Ar: 12,632 sqft
Lot Shape:

DOM

34
Layout
Beds: 4 (4)
Baths: 4.5 (4 1)
Style: 2 Storey

Parking

Ttl Park: 6
Garage Sz: 3

Access:
Lot Feat: Gentle Sloping, No Neighbours Behind, Pie Shaped Lot, See Remarks, Treed, Views
Park Feat: Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer: Public Sewer
Ext Feat: Private Yard
Construction: Shingle Siding, Stone
Flooring: See Remarks
Water Source: Private
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Dining Room, Pantry, Mud Room, Bedroom - Primary, Great Room, Library, Foyer, Covered Porch, and Bedroom with their respective levels and dimensions.

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













