



THE
A-TEAM

**RE/MAX
FIRST**

31046 WOODLAND Heights, Rural Rocky View County T3R 1C6

MLS® #: **A2136870** Area: **Bearspaw_Calg** Listing Date: **06/19/24** List Price: **\$2,399,000**
 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: **1977**
Lot Information
 Lot Sz Ar: **871,200 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,652**
 Low Sqft:
 Ttl Sqft: **2,652**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **No Neighbours Behind,Landscaped,Many Trees,Pasture**
 Park Feat: **Double Garage Attached,Oversized,Quad or More Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Private Yard**

Construction: **Brick**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Private**
 Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Trash Compactor,Washer/Dryer,Water Softener,Window Coverings**
 Int Feat: **Central Vacuum,Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Wood Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	18`11" x 15`10"
4pc Bathroom	Main	11`4" x 11`11"
Walk-In Closet	Main	8`9" x 5`6"
Bedroom	Main	10`11" x 12`11"
Living Room	Main	17`11" x 16`3"
Sunroom/Solarium	Main	12`7" x 7`9"
Kitchen	Main	12`5" x 11`6"
Laundry	Main	7`4" x 8`4"
3pc Bathroom	Lower	7`4" x 8`8"

Room	Level	Dimensions
Den	Main	10`9" x 10`4"
4pc Ensuite bath	Main	12`8" x 12`0"
Bedroom - Primary	Main	12`11" x 15`7"
Bedroom	Main	10`6" x 13`0"
Dining Room	Main	12`11" x 12`10"
Breakfast Nook	Main	9`7" x 11`6"
Family Room	Main	21`10" x 13`11"
2pc Bathroom	Main	3`10" x 7`6"
Kitchenette	Lower	7`10" x 15`4"

Game Room
Office

Lower
Lower

12`6" x 42`1"
10`10" x 11`1"

Den

Lower

10`10" x 12`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7510632

Zoning:
R-RUR

Remarks

Pub Rmks:

Why not get away from the hustle and bustle of the city in this 2652ft2 brick bungalow, buried in the trees and on a pond, all on 20 ACRES at the end of Woodland Road? Even with the seclusion, you're still only 10 minutes to Northland Mall for shopping, etc. The owners initiated a plan 21 years ago to split off 5 acres at the back and 4 acres at the front of the 20 acres. In both cases high producing wells were drilled, a panhandle road on the east property line was put in and preliminary approval was obtained from the MD of Rocky View for the back 5 acre split off. Then the owners paused the subdivision plan and nothing further has been done. The county indicated that a new owner could revive the original subdivision concept, should they desire to do that. The original owners have maintained the home and property wonderfully over the years, adding a 4 car shop/detached garage(24'x60') with 8' overhead doors and concrete floors. The fully developed home has 3 bedrooms up, 2 1/2 baths as well as a developed basement with a 3pce bath, full summer kitchen and additional rooms that could be bedrooms with updated egress windows. Relax on the south facing deck, duradeck finish and glass railing overlooking the pond and watch as moose, deer and water fowl visit the property. The sunroom is perfect for warmer winter days when the outside can be enjoyed without the cold or watch the kids from there skating on the pond. The massive insulated and drywalled double attached garage has a separate staircase into the basement for bringing items downstairs without going through the house. The main floor house plan is traditional with a separate bedroom wing, serviced by it's own furnace, and a handy sauna for these bedrooms. The two main baths in this wing have had upgrades over the years. Exterior upgrades include new shingles on the house and shop in 2020 along with new metal siding on the shop. The house septic was serviced in 2023 with a new pump installed. RARE 20 ACRES AND EXCELLENT VALUE!!

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Mountain View)

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











