



THE
A-TEAM

**RE/MAX
FIRST**

84 EAGLE BUTTE Ranch, Rural Rocky View County T3Z 1K3

MLS®#: **A2138075** Area: **Springbank** Listing Date: **06/07/24** List Price: **\$2,480,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **2017**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **88,426 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **5,561**
 Low Sqft:
 Ttl Sqft: **5,561**

DOM

167
Layout
 Beds: **4 (4)**
 Baths: **6.5 (6 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Gentle Sloping,Landscaped,Many Trees,Rectangular Lot
 Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Gated,Gravel Driveway,Heated Garage,Insulated,Oversized,Quad or More Attached**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air,Hot Water,Natural Gas**
 Sewer: **Holding Tank,Septic Field**
 Ext Feat: **BBQ gas line,Fire Pit,Garden,Lighting,Private Entrance**

Construction: **Cement Fiber Board,Concrete,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Dryer Stacked,Window Coverings**

Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Separate Entrance,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`6" x 8`5"	3pc Bathroom	Main	5`0" x 9`4"
Dining Room	Main	14`7" x 16`0"	Walk-In Closet	Main	4`8" x 9`4"
Bedroom	Main	12`6" x 10`10"	Foyer	Main	9`3" x 12`10"

Kitchen	Main	15`3" x 19`8"	Living Room	Main	13`2" x 21`10"
Office	Main	10`7" x 12`1"	Mud Room	Main	14`0" x 16`4"
Other	Main	9`4" x 8`5"	Furnace/Utility Room	Main	12`7" x 10`7"
3pc Ensuite bath	Second	8`11" x 10`11"	4pc Bathroom	Second	11`6" x 12`4"
6pc Ensuite bath	Second	11`7" x 12`11"	Bedroom	Second	11`7" x 12`11"
Bedroom	Second	16`9" x 11`4"	Walk-In Closet	Second	9`7" x 11`7"
Bedroom - Primary	Second	16`9" x 22`5"	Walk-In Closet	Second	11`7" x 9`6"
Walk-In Closet	Second	8`4" x 5`11"	4pc Bathroom	Second	5`2" x 12`0"
4pc Bathroom	Second	7`5" x 8`7"	Kitchen With Eating Area	Second	11`5" x 8`0"
Family Room	Second	19`9" x 20`10"	Game Room	Second	17`2" x 20`11"
Walk-In Closet	Second	5`8" x 7`0"	Walk-In Closet	Second	5`9" x 7`0"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CRD**
 Legal Desc: **0811953**

Remarks

Pub Rmks: **Welcome to this unique gated 2-acre parcel & a one of a kind 2 story rustic home nestled within 25 Min to downtown Calgary. At 5500 sq ft of living space this home has numerous unique & elegant features: a cathedral grand foyer with rustic timber beams, tiled floors & stunning staircase are just the beginning. There is a fabulous & versatile home office with exterior & interior feature windows. Beyond the office is a Chef's dream kitchen which has everything you need including 48" Sub Zero water/ice fridge, 36" Wolf Range with custom Hood fan, 2 built in dishwashers, a Viking Wall Oven & Microwave. Add to it, full height handcrafted custom kitchen cabinets, 14 ft island with granite counters & farmers sink completed by a second prep sink with ample storage. Wait did I mention the hidden wine treasure under the staircase to store some of your favorites. There is a large dining area which can accommodate 8-12 people easily. Within this open concept a spacious family room to host family visits anchored with a wood-burning fireplace complete with a natural ledge stone & 10' ceilings throughout. In addition, on main is another bedroom currently being used as a home office with walk-in closet & custom organizer. There is also a 3pc bath with a w/in shower. The 2nd level has 3 additional bedrooms. The primary bedroom has vaulted ceilings, large w/in closet & a 6pc dream ensuite with double vanities, a soaker tub, walk-in STEAM shower & separate water closet. In addition to a sitting area & gas fireplace to add extra warmth for those chilly nights. 2 more bedrooms, one with its own ensuite & large closet, the other bedroom is adjacent to a 4pc bath & separate laundry. Let the story unfold as you make your way back to main level and walk to large mudroom with a separate access & entrance to an additional 1687 sq ft of living. The options are endless whether you have teenagers, a growing family, mother-in-law living with you, a Nanny with a family or a secondary legal suite for extra revenue. Included in this area is a 2nd kitchen with large eating area, living room with gas fireplace, 2 more bedrooms with a shared 4pc ensuite, a second 4pc bath, & separate laundry. Change it up to make it a Rec Room fantastic for entertaining the teenagers. The options are endless. This home incorporates modern efficiencies & quality construction features such as: fully automated & customizable Lutron Lighting system, copper plumbing, dual heat sources integrating a combination of highly efficient forced air & boiler systems with extensive in-floor heating throughout, concrete walls & spray foam insulation. The O/S 4 car garage which can hold 6+ vehicles for the enthusiast & includes a work area & 2pc bath. The outdoor space includes 2000 sq ft of exposed aggregate & paving stone patios, natural gas fire table, firepit & wood fired pizza oven perfect for entertaining. This thoughtfully designed & constructed home make this home a must see! RPR with compliance in Supplements.**

Inclusions: **None**
 Property Listed By: **Coldwell Banker Mountain Central**

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











