



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: **\$2,200,000**
Status: **Active** County: **Rocky View County** Change: **+\$2,198k, 03-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2017**

Lot Information

Lot Sz Ar: **88,426 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

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

DOM

197
Layout
Beds: **6 (6)**
Baths: **6.5 (6 1)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz:

**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,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Beamed Ceilings,Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Separate Entrance,Storage,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" | 3pc Bathroom | Second | 5`2" x 12`0" |
| 4pc Ensuite bath | 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" |
| Bedroom | Second | 14`3" x 20`6" | Bedroom | Second | 14`2" x 20`6" |

Legal/Tax/Financial

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

Remarks

Pub Rmks: **Home for the holidays this unique gated 2-acre parcel & a 1 of a kind 2 story rustic home nestled within 25 Min to downtown Calgary. With ample 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. The home office is versatile 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 DW's, a Viking Wall Oven & Microwave. Add to it, full height custom HANDCRAFTED 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? The dining area can accommodate 8-12 people easily. The open concept family room can host family visits anchored with a wood-burning fireplace complete with a natural ledge stone & 10' ceilings throughout. On main is another bedroom perfect for inlaws or 2nd home office with walk-in closet & custom organizer. Convenient 3pc bath with a w/in shower just adjacent. 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. The primary also has a sitting area & gas fireplace to add coziness. 2 more bedrooms, one with its own ensuite & large closet, the other bedroom is adjacent to a 3pc bath & separate laundry. Let the story unfold as you make your way back to main level & walk to large mudroom with a separate access to garage & 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!**

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











