



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**100 WESTVIEW Estates, Rural Rocky View County T3Z2S9**

MLS® #: **A2139292** Area: **West View Estates** Listing Date: **06/20/24** List Price: **\$1,890,000**  
Status: **Pending** 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  
Abv Sqft: **3,594**  
Low Sqft:  
Ttl Sqft: **3,594**  
Year Built: **1998**  
Lot Information  
Lot Sz Ar: **88,426 sqft**  
Lot Shape:

DOM

**10**  
Layout  
Beds: **5 (3 2)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:  
Lot Feat: **Back Yard, Cul-De-Sac, Lawn, Landscaped, Many Trees, Underground Sprinklers, Yard Lights, See Remarks**  
Park Feat: **Heated Garage, Insulated, Oversized, Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor, Forced Air, Natural Gas**  
Sewer: **Mound Septic, Septic System, Septic Tank**  
Ext Feat: **Lighting, Playground, Storage**

Construction: **Brick, Stucco, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Cork, Hardwood, See Remarks, Vinyl**  
Water Source: **Co-operative**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Microwave, Refrigerator, Satellite TV Dish, See Remarks, Trash Compactor, Washer/Dryer, Water Purifier, Water Softener, Window Coverings**  
Int Feat: **Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Skylight(s), Smart Home, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Data, Wired for Sound**  
Utilities: **High Speed Internet Available, See Remarks, Satellite Internet Available**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	14`5" x 12`6"	Kitchen	Main	19`10" x 15`2"
Den	Main	12`1" x 9`3"	Breakfast Nook	Main	9`5" x 9`0"
Dining Room	Main	19`6" x 14`2"	Bedroom - Primary	Second	19`3" x 13`3"

**Bedroom** Second 11`8" x 10`10"  
**Bedroom** Lower 11`6" x 11`2"  
**Game Room** Lower 21`0" x 15`4"  
**Family Room** Lower 16`3" x 16`3"  
**2pc Bathroom** Main  
**5pc Ensuite bath** Second  
**Foyer** Main 10`3" x 9`11"

**Bedroom** Second 13`5" x 13`5"  
**Media Room** Lower 18`6" x 11`2"  
**Bedroom** Lower 13`5" x 13`5"  
**Exercise Room** Lower 16`7" x 9`4"  
**3pc Bathroom** Second  
**3pc Bathroom** Lower

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R1  
 Legal Desc: 8610250

Remarks

Pub Rmks: Located in the **DESIREABLE** part of **CENTRAL** Springbank and only 2 km away from top-rated schools, this acreage is everything you will need and more! Soak up the big sky sunsets, gaze at the stars at night in your glorious **WEST** facing backyard, or marvel in the views of the majestic Rocky Mountains on this spectacular acreage, showing pride of ownership inside and out. Enjoy spacious large gatherings and parties with over 6000ft<sup>2</sup> in total living space in your lower level theatre room, games and rec rooms, or enjoy summer bbq's outdoors on your **TWO OVERSIZED** decks with speakers galore! Relax in peace and tranquility enjoying the meticulously landscaped yard and smelling the greenery, flowers and crisp country fresh air. A **SMART** home in every possible way for easy control from anywhere you may be travelling - at your fingertips! **SMART** features include garage, thermostats, locks, security cameras, smoke detectors, water meter and sensors, sump pumps, indoor and outdoor lights, and many more! Too many **UPGRADES** to include, but some are **NEW** furnaces, newer **ROOF** and gutters (2018), sump pumps (2018), driveway sealing and epoxy garage floor (2024). **TONS** of landscape upgrades include **REFINISHED** decks (2024), deck and landscape lighting, 4 planter boxes, graded backyard with playground set, 2 pergolas and fencing (2022), and septic mound (2018). **OVERSIZED TRIPLE** garage, heated and new **EPOXY** flooring, **PLUS** back garage for all your equipment and toys. The water source is a co-op. Inside there are a total of **FIVE** generous sized bedrooms, with new flooring in 2 upper rooms (2023&2024). Other luxuries include central A/C, 3 **FIREPLACES**, **STEAM** shower, and **HEATED** floors in master bath and basement, and lower level gym area to get your fit on. **HUGE** kitchen with 14 ft island, top **QUALITY** appliances, loads of storage and built in coffee machine. Live the country dream on this peaceful, tranquil, and **QUIET** cul-de-sac with a dead end road. **CENTRALLY** located and only 3 minutes from schools rated top 20 in Alberta, the proximity is unbeatable. Add to this a short 20 minute commute to downtown Calgary, you have the best of both city and country at your doorstep. Exceptional country living; nothing short of the best at 100 Westview Estates.

Inclusions: n/a  
 Property Listed By: Lee Associates Calgary Inc

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























