



THE
A-TEAM

**RE/MAX
FIRST**

23 WILLOW Vale, Rural Rocky View County T1X 2G6

MLS®#: **A2139512**

Area:

Listing **06/10/24**

List Price: **\$2,100,000**

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: **1989**

Finished Floor Area
Abv Sqft: **2,512**
Low Sqft:
Ttl Sqft: **2,512**

DOM

98
Layout
Beds: **5 (1 4)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **174,240 sqft**
Lot Shape:

Parking

Ttl Park: **10**
Garage Sz: **10**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Level,Many Trees,Underground Sprinklers,Rectangular Lot,See Remarks,Views**

Park Feat:

Triple Garage Attached

Utilities and Features

Roof: **Concrete,Tile**
Heating: **Boiler,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **BBQ gas line,Courtyard,Garden,Private Entrance,Private Yard,Rain Gutters**

Construction: **Brick**
Flooring: **Tile**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Electric Cooktop,Garage Control(s),Refrigerator,Washer,Water Conditioner,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,No Smoking Home,Quartz Counters,Recessed Lighting,Skylight(s),Soaking Tub,Suspended Ceiling,Walk-In Closet(s)**

Utilities: **Electricity Connected,Natural Gas Connected,High Speed Internet Available,Satellite Internet Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3`11" x 5`5"	5pc Ensuite bath	Main	12`2" x 13`11"
Dining Room	Main	17`11" x 25`3"	Foyer	Main	8`2" x 16`11"
Kitchen	Main	17`5" x 17`1"	Laundry	Main	8`1" x 21`0"
Living Room	Main	22`3" x 25`3"	Mud Room	Main	9`5" x 14`1"
Bedroom - Primary	Main	25`10" x 17`7"	Walk-In Closet	Main	5`4" x 14`1"
5pc Bathroom	Lower	10`8" x 10`2"	Bedroom	Lower	17`7" x 13`8"
Bedroom	Lower	18`6" x 13`8"	Bedroom	Lower	13`0" x 17`7"

Bedroom	Lower	14`9" x 14`3"	Cold Room/Cellar	Lower	13`8" x 6`7"
Family Room	Lower	25`2" x 20`4"	Laundry	Lower	8`7" x 14`3"
Game Room	Lower	27`4" x 29`5"	Furnace/Utility Room	Lower	7`6" x 19`10"
Walk-In Closet	Lower	4`6" x 9`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-RUR**
 Legal Desc: **7711088**

Remarks

Pub Rmks: **Welcome to your own little paradise nestled on 4 immaculately landscaped acres located within minutes of Langdon. You're not going to believe all that this property has to offer. Starting with a sprawling 5 bedroom walk up bungalow with over 5700 sq ft of living space. Amazing Shop/garages, an incredible outdoor oasis with multiple brick patios, lush landscaping with mature trees, lawn & gardens all conveniently watered with underground sprinklers, even a tranquil pond stocked with rainbow trout with a decorative bridge. This massive custom built bungalow was built to last with quality craftsmanship & outstanding features including all cement construction, imported solid wood doors & windows, galvanized eavestroughs, type 50 concrete foundation and hollow core concrete floors on the main level. The spacious living & dining room are designed to accommodate large scale entertaining yet have warm & intimate areas for everyday family life. The custom millwork is incredible and you'll love the convenience & ambiance of the gas fireplaces. The dining room leads into the warm and welcoming kitchen that is flooded with natural light from large windows & a skylight built into the wood panelled ceiling. This well equipped kitchen has ample counter & cupboard space, stainless steel appliances including double wall ovens, two refrigerators and a huge quartz island with cooktop and seating for 6. Doing the dishes won't seem like a chore as you gaze out at the peaceful landscape. Relax and rejuvenate in your private primary retreat located on this level complete with spacious 5 pc ensuite where you'll enjoy heated floors & heated towel bars plus a walk in closet with built in shelving & drawers. A good sized mudroom, laundry room & powder room round out this level. Kids, extended family members and guests will love the privacy and spaciousness of the lower level. This fully finished space offers 4 more bedrooms, 2 family/recreation rooms, a 5 pc bath and a second laundry room. Each room has its own independently controlled heater and 3 of the bedrooms have walk in closets. The lower level walks-up to the front of the house. The attached triple garage is oversized & heated with 12' doors. Stop paying commercial rent for your business - at almost 3300 sq ft the main shop is ideal for running your business from home. Complete with heat, water, sewer, 220 volt wiring, pristine epoxy flooring, tons of built metal cabinets, a full bar for hanging out with the boys, a 3 pc bathroom and even a Murphy bed. There are also 2 single garages on each side with their own doors & heat sources. The peace and tranquility of this amazing location will soothe your soul as you watch your kids play in the open spaces amongst nature. If you're ready to get away from the city and embrace country living but still want to enjoy easy access to city amenities this one of a kind property fits the bill. Maybe it's time to start living the dream. Book your showing today!**

Inclusions: washer, dryer, all fixed cabinets and workbenches in shop and garage, fridge in shop
 Property Listed By: **RE/MAX Key**

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