



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**243045 MORGANS Road, Rural Rocky View County T3Z 0A6**

MLS® #: **A2139951**      Area: **Morgans Rise**      Listing Date: **10/17/24**      List Price: **\$2,850,000**  
 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: **2010**  
Lot Information  
 Lot Sz Ar: **87,120 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **4,797**  
 Low Sqft:  
 Ttl Sqft: **4,797**

DOM

**65**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **5.5 (5 1)**  
 Style: **2 Storey, Acreage with Residence**

Parking

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

Access:  
 Lot Feat: **Backs on to Park/Green Space, Flood Plain, Few Trees, Low Maintenance Landscape, Irregular Lot, Landscaped, Level, Underground Sprinklers, Views**  
 Park Feat: **Oversized, RV Access/Parking, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency, Forced Air, Natural Gas**  
 Sewer: **Septic System**  
 Ext Feat: **Other**

Construction: **Cedar, Stone, Stucco, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Hardwood, Marble, Slate**  
 Water Source: **Co-operative**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Double Oven, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer/Dryer, Window Coverings**  
 Int Feat: **Bar, Beamed Ceilings, Bidet, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**  
 Utilities: **Cable Internet Access**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Great Room</b>	<b>Main</b>	<b>16`6" x 16`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`11" x 12`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>21`11" x 17`11"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>11`11" x 10`6"</b>

<b>Mud Room</b>	<b>Main</b>	<b>15`0" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`5" x 18`11"</b>
<b>Bedroom</b>	<b>Third</b>	<b>11`11" x 12`0"</b>
<b>Bedroom</b>	<b>Third</b>	<b>14`11" x 10`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>16`8" x 11`2"</b>
<b>Family Room</b>	<b>Lower</b>	<b>15`9" x 28`4"</b>
<b>Nook</b>	<b>Lower</b>	<b>11`11" x 15`3"</b>
<b>Wine Cellar</b>	<b>Lower</b>	<b>9`10" x 13`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>4pc Ensuite bath</b>	<b>Second</b>	
<b>3pc Bathroom</b>	<b>Lower</b>	

<b>Office</b>	<b>Second</b>	<b>11`11" x 10`2"</b>
<b>Library</b>	<b>Third</b>	<b>21`4" x 10`1"</b>
<b>Bedroom</b>	<b>Third</b>	<b>13`7" x 10`7"</b>
<b>Laundry</b>	<b>Third</b>	<b>5`6" x 10`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`9" x 18`6"</b>
<b>Media Room</b>	<b>Lower</b>	<b>17`3" x 19`9"</b>
<b>Other</b>	<b>Lower</b>	<b>10`7" x 13`4"</b>
<b>Other</b>	<b>Lower</b>	<b>9`7" x 9`9"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>3pc Ensuite bath</b>	<b>Lower</b>	
<b>2pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **0514055**

Zoning: **R-1**

Remarks

Pub Rmks: **Built by Jaymack Custom homes, this magazine quality, Southwestern designed family home features incredible exterior rundlestone, cedar and fir beam detailing, a majestic front entry, four upper-level bedrooms, an upper level library, a master suite encompassing the entire upper South wing, a two-storey great room, a main floor den and large formal dining room. The woodwork detailing is spectacular throughout the home done by exceptional craftsmen Jaymack is known for. The lower level is an entertaining haven with a gigantic walk behind bar, a games area, a tiered seating theatre room, a family room, another two-story bedroom with its own ensuite, an exercise room and a Tuscan wine cellar large enough to host a sommelier with dinner. The outdoor deck area features timber columns and is the perfect space for relaxing watching our beautiful Alberta sunsets. Enjoy over 7800 developed square feet of luxury living in one of the most beautiful estate communities ever to be developed in Springbank!**

Inclusions: **N/A**  
 Property Listed By: **Coldwell Banker Mountain Central**

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





















