



THE
A-TEAM

**RE/MAX
FIRST**

309 WILD ROSE Close, Rural Rocky View County T0L 0K0

MLS® #: **A2141417** Area: **Wild Rose Count Est** Listing Date: **06/18/24** List Price: **\$2,288,000**
 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** Finished Floor Area
 Abv Sqft: **2,739**
 Low Sqft:
 Ttl Sqft: **2,739**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **473,497 sqft**
 Lot Shape:

DOM

102
Layout
 Beds: **3 (1 2)**
 Baths: **4.5 (4 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **6**

Access:
 Lot Feat: **Environmental Reserve,Front Yard,Irregular Lot,Landscaped,Many Trees,Private,Treed,Views,Wooded**
 Park Feat: **Electric Gate,Gated,Heated Garage,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Barbecue,Private Entrance,Private Yard**

Construction: **Log,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Oven-Built-In,Range Hood,Refrigerator,Trash Compactor,Washer**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,Open Floorplan,Recessed Lighting,Skylight(s),Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	21`9" x 17`0"	Dining Room	Main	17`10" x 15`6"
Living Room	Main	21`8" x 17`2"	Office	Main	13`5" x 10`1"
Foyer	Main	11`4" x 9`4"	Mud Room	Main	29`0" x 8`0"

Nook	Main	11`7" x 9`2"	Other	Lower	12`5" x 10`0"
Game Room	Lower	19`9" x 19`7"	Family Room	Lower	24`5" x 22`5"
Storage	Lower	16`6" x 5`1"	Furnace/Utility Room	Lower	14`0" x 12`4"
Den	Lower	9`8" x 8`0"	Media Room	Lower	19`6" x 12`5"
Sunroom/Solarium	Lower	11`4" x 9`8"	Bedroom - Primary	Main	18`5" x 15`5"
Bedroom	Lower	15`7" x 12`0"	Bedroom	Lower	15`7" x 15`0"
2pc Bathroom	Lower	5`11" x 4`11"	3pc Bathroom	Main	7`5" x 6`11"
4pc Ensuite bath	Lower	8`11" x 5`11"	4pc Ensuite bath	Lower	12`5" x 5`9"
5pc Ensuite bath	Main	18`9" x 15`6"	Balcony	Main	64`0" x 12`0"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 0011666
 Zoning: R-1

Remarks

Pub Rmks: **Escape to your dream country home in Bragg Creek, nestled on over 10 serene acres with sweeping panoramic mountain views. This luxurious property offers the perfect blend of peace, tranquility, and modern comforts, making it an ideal haven for those seeking both relaxation and a touch of sophistication. As you enter, you'll be greeted by the expansive living room, where a stunning stone fireplace and beautiful maple flooring set the tone for cozy, elegant living. The large windows frame breathtaking views of the mountains, inviting natural light to fill the space. With forced air and lower level in-floor heating, you'll enjoy warmth and comfort no matter the season, complemented by central air conditioning for those warmer days. The heart of the home, the gourmet kitchen, flows seamlessly into the dining area and a charming screened-in porch. This is the perfect spot for morning coffee or evening meals, surrounded by the sounds of nature and completing the main floor, a spacious office for work-at-home professionals. The primary suite is your personal sanctuary, featuring a gas fireplace and a luxurious 5-piece ensuite. Unwind in the jet tub, enjoy the convenience of double vanities, and revel in the spacious walk-in closet. The lower level walk-out extends your living space, opening to the great outdoors. Here, you'll find a fully equipped bar, an exercise room, and a games room—perfect for entertaining. The wood-burning fireplace adds a rustic charm. For movie enthusiasts, the state-of-the-art theatre room awaits, offering a cinematic experience right at home. With two additional bedrooms, each with ensuite bathrooms, offering ample space and privacy, ensuring everyone has a peaceful retreat. For gardening enthusiasts, the property includes a large greenhouse, with automative watering and temperature control. The four-car heated attached garage, connected by a breezeway to the lower level with four additional storage rooms, offers ample storage for vehicles and outdoor toys, ensuring everything has its place. The exterior of this home is as impressive as the interior. With 11 acres to explore, there's ample room for play and outdoor activities. Imagine hosting barbecues, playing games, or simply relaxing on the porch, all while taking in the stunning mountain views. This country home offers the best of both worlds: luxurious living and a peaceful, natural setting. It's the perfect place to unwind, enjoy time with loved ones, and make lasting memories. Schedule a private tour today and experience the tranquility and elegance of this magnificent home for yourself.**

Inclusions: **Garage: Freezer, Air Compressor, Tool box Deck: BBQ - smoker - natural gas, Fridge, Buffet server, Fire table, Furniture, Kitchen: 4 bar stools, Theatre: As is, Mounted TV in main bedroom, Pool area + bar area: Miele coffee system, Fridge (in storage room), Wine fridge, Dishwasher, 2 mounted TVs in pool area, 4 bar stools, Generator - 12Kw natural gas powered**

Property Listed By: **Century 21 Bamber Realty LTD.**

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