



THE
A-TEAM

**RE/MAX
FIRST**

33190 GLENDALE Road, Rural Rocky View County T4C 2Z4

MLS® #: **A2141937**

Area: **Bearspaw_Calg**

Listing Date: **06/17/24**

List Price: **\$2,499,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View**

Year Built: **2023**

Lot Information

Lot Sz Ar: **87,120 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Open Lot**
Park Feat: **Quad or More Attached**

Finished Floor Area

Abv Sqft: **4,202**

Low Sqft:

Ttl Sqft: **4,202**

DOM

103

Layout

Beds: **5 (4 1)**

Baths: **4.5 (4 1)**

Style: **2 Storey,Acreage
with Residence**

Parking

Ttl Park: **0**

Garage Sz: **4**

Utilities and Features

Roof: **Asphalt,See Remarks**
Heating: **Fireplace(s),Forced Air**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Other**

Construction: **Stucco**
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
Water Source:
Co-operative
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Dryer,Electric Cooktop,Microwave,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`9" x 14`1"	Dining Room	Main	15`0" x 12`5"
Kitchen	Main	22`1" x 11`7"	Family Room	Upper	12`1" x 15`10"
Bedroom - Primary	Upper	15`0" x 20`1"	Bedroom	Upper	12`10" x 12`0"

Bedroom Upper 12`10" x 11`11"
Bedroom Lower 12`2" x 11`8"
Game Room Lower 9`5" x 8`0"
Family Room Lower 16`4" x 13`8"
Spice Kitchen Main 11`4" x 7`4"
Den Upper 8`5" x 7`7"
4pc Bathroom Upper
4pc Bathroom Lower

Bedroom Upper 14`11" x 12`11"
Laundry Upper 12`11" x 5`10"
Game Room Lower 28`0" x 13`0"
Family Room Main 14`10" x 13`6"
Office Main 10`0" x 10`0"
2pc Bathroom Main
4pc Bathroom Upper
5pc Ensuite bath Upper

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **1612435**

Remarks

Pub Rmks: **Welcome to the epitome of luxury living in this brand-new custom designed home with over 5600 sqft of living space, boasting panoramic mountain views from multiple rooms in the home, an oversized 4 car garage with in-floor heating and spectacular finishings throughout. As you step into this architectural marvel, you are greeted by the grandeur of soaring 10ft ceilings throughout the main floor. This estate showcases pristine finishings that reflect the highest standards of quality and elegance. The front entrance welcomes you to the open concept floor plan and showcases the marvelous open riser staircase that leads to the upper level of the home. Moving to the heart of the home, the kitchen is a chef's dream. An expansive island with breakfast bar seating serves as a focal point, complemented by waterfall dekton countertops and backsplash that add a modern touch. The ceiling-height white cabinetry with gold hardware exudes timeless elegance, seamlessly connecting to a secondary kitchen equipped with an additional refrigerator, dishwasher, and a stove. Ample cabinet space ensures that functionality is never compromised. The dining room is designed for both casual and formal entertaining, with access to a large deck featuring a spiral staircase leading to the lower-level patio. This seamless indoor-outdoor flow allows you to enjoy the picturesque surroundings. In the living room, a ceiling-height fireplace commands attention, creating a cozy and inviting atmosphere. Large windows frame breathtaking mountain views, bathing the room in natural light. The main floor is complete with a 2pc powder room, office and additional family room space. The primary bedroom is a sanctuary of luxury, with French door entry, a fireplace for added warmth and ambiance, and a custom-built walk-in closet. The ensuite is a spa-like retreat, featuring in-floor heating, a dual vanity, stand-alone tub, private shower and WC. Every detail is carefully curated to enhance your daily living experience. The upper level of the mansion is designed for both family and guests. The guest wing boasts a family room, wet bar space, and a 4pc bathroom offering a private haven. The bedroom in this wing has access to a private front deck, providing a secluded space to enjoy the outdoors. A separate staircase off the mudroom adds convenience and privacy. Two additional bedrooms, a 4pc bathroom and spacious upper level laundry complete the top floor of this spectacular residence. Descending to the lower level is an entertainer's paradise, featuring a wet bar with a drink fridge and dishwasher, open to a living room with another fireplace. Walkout access to the patio space and the expansive backyard/front yard allows for seamless indoor-outdoor entertaining. An additional family room space in the basement can be easily transformed into a home theatre, providing endless possibilities for leisure and relaxation. This incredible estate is a harmonious blend of luxury, functionality, and breathtaking design.**

Inclusions: **Refrigerators (x2), Dishwashers (x3), Wine Coolers (x2), Hood fans (x2), Starlink, Hardware, Alarm System, Sound System, Steamer for the shower, Instant hot water**

Property Listed By: **RE/MAX First**

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