



THE
A-TEAM

**RE/MAX
FIRST**

7 MEADOW LARK Lane, Rural Rocky View County T3Z 2C8

MLS® #: **A2142109** Area: **Springbank** Listing Date: **06/19/24** List Price: **\$1,245,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Rocky View County**
 City/Town: **1988**
 Year Built: **1988**
Lot Information
 Lot Sz Ar: **108,900 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,413**
 Low Sqft:
 Ttl Sqft: **2,413**

DOM

11
Layout
 Beds: **5 (4 1)**
 Baths: **3.0 (3 0)**
 Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Cul-De-Sac, Dog Run Fenced In, Gentle Sloping, Meadow, Yard Drainage, Views**
 Park Feat: **Double Garage Detached, Driveway, Parking Pad**

Utilities and Features

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

Construction: **Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings**
 Int Feat: **Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	13`0" x 13`0"	Pantry	Main	4`7" x 3`7"
Breakfast Nook	Main	5`0" x 5`0"	Dining Room	Main	15`0" x 10`0"
Living Room	Main	16`7" x 13`11"	Foyer	Main	10`10" x 8`0"

4pc Bathroom	Main	15`4" x 5`10"	Bedroom	Main	15`4" x 10`11"
Bedroom	Main	15`4" x 10`11"	Laundry	Main	11`5" x 8`0"
Bedroom - Primary	Upper	16`7" x 15`11"	4pc Ensuite bath	Upper	17`5" x 6`0"
Walk-In Closet	Upper	7`0" x 6`7"	Bedroom	Upper	11`11" x 9`11"
Walk-In Closet	Upper	5`6" x 5`6"	Family Room	Basement	14`11" x 12`11"
Game Room	Basement	20`2" x 14`8"	Bedroom	Basement	14`11" x 10`2"
4pc Bathroom	Basement	14`8" x 5`10"	Furnace/Utility Room	Basement	21`0" x 15`0"
Storage	Basement	13`0" x 7`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8811446**

Zoning: **R-CRD**

Remarks

Pub Rmks: **Discover unparalleled acreage living in central Springbank, just minutes from Calgary on 2.5 acres. This is one of the most affordable acreages in the area. The property is conveniently located in a quiet cal-de-sac across from Springbank High School and Park for all Seasons. Imagine not having to drive your children to all their sporting activities, special events and High School. This unique home has over 3,600 sq ft living space, 5 bedrooms and 3 full bathrooms. The main floor boasts an open concept living room with a cozy wood burning fireplace, a gourmet kitchen with a glass cooktop range, modern stainless steel appliances, granite countertops, walk-in pantry and an eating bar with distinctive lighting. The large dining room comfortably seats 10, perfect for family gatherings. You'll love entertaining outside on the new west facing wrap-around deck and enjoy watching the stars and sunsets in the evenings. Also featuring on the main floor; laundry, a full bathroom and two large bedrooms. Enjoy the sunrise while sipping your morning coffee on the east side deck. You'll love the mountain views upstairs from the primary bedroom with its own private west facing deck. Adjacent to this is a smaller bedroom with a full bathroom, ideal for an office, hobby room or nursery. The basement features a spacious family room with a cozy wood-burning fireplace and games area with a wet bar. Completing this level is the fifth bedroom, full bathroom with a soaker tub and a large utility room with updated filtration system and storage rooms. The acreage includes a 2 car detached garage, fenced dog run, a pond (ideal for winter skating) property berm, a newer raised septic field & 3 tank system (2012) Enjoy the acreage lifestyle, make this your new family home!**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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











