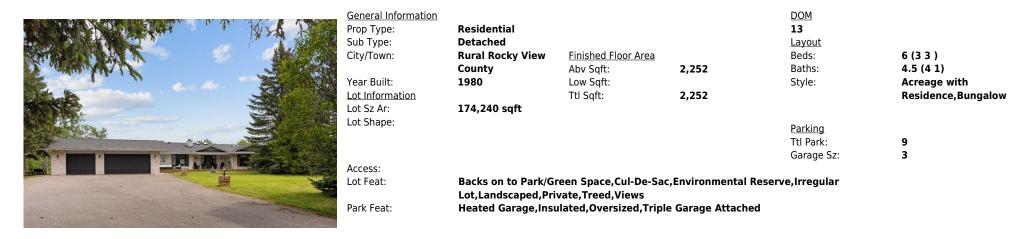


## 23 HORSE SHOE Bend, Rural Rocky View County T3R 1C8

MLS®#:	A2142135	Area:	Horseshoe Bend	Listing	06/21/24	List Price: <b>\$1,599,000</b>
Status:	Pending	County:	Rocky View County	Date: Change:	None	Association: Fort McMurray



## Utilities and Features

Roof: Heating:	Asphalt Shingle Forced Air,Natural Gas		Construction: Stone,Wood Frame,Woo	Construction: Stone,Wood Frame,Wood Siding				
Sewer:	Septic Field, Septic System, Septic T	ank	Flooring:	Flooring: Laminate,Tile				
Ext Feat:	BBQ gas line,Fire Pit,Garden,Lightir	ng,Private	Laminate, Tile					
	Entrance		Water Source:	Water Source:				
			Shared Well	Shared Well				
			Fnd/Bsmt:					
			Wood	Wood				
Kitchen Appl: Int Feat:	Beamed Ceilings,Cl	••••••	Ceilings, Kitchen Island, No Smoking	Range Hood,Refrigerator,Window Coverings gs,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz et(s)				
Utilities:			Room Information					
<u>Room</u>	Level	Dimensions	Room	Level	Dimensions			
Foyer	Main	9`11" x 8`7"	Living Room	Main	15`3" x 18`4"			
Kitchen	Main	26`1" x 16`8"	Dining Room	Main	10`1" x 11`6"			
Bedroom - Pri	imary Main	16`4" x 14`9"	5pc Ensuite bath Bedroom	Main Main	14`6" x 8`0" 14`8" x 11`5"			
Walk-In Close	et Main	4`5" x 9`10"						
Bedroom	Main	14`8" x 11`2"	14`8" x 11`2" 5pc Bathroom		7`5" x 7`11"			

2pc Bathroom Living Room Bedroom Exercise Room 3pc Bathroom	Main Basement Basement Basement Basement	4`8" x 5`2" 22`3" x 25`8" 15`1" x 21`9" 13`0" x 11`2" 5`4" x 9`8"	Mud Room Bedroom Bedroom 4pc Bathroom Laundry	Main Basement Basement Basement Basement	4`8" x 11`2" 16`7" x 17`5" 13`9" x 9`3" 8`5" x 9`3" 12`11" x 16`3"	
Storage	Basement	6`8" x 5`9"	Furnace/Utility Room	Basement	9`7" x 19`1"	
			Legal/Tax/Financial			
Title: <b>Fee Simple</b> Legal Desc:	7910800	Zoning: <b>R-2</b>				
2090 2000			Remarks			
Pub Rmks: Inclusions: Property Listed By:	to this exceptional walkout bungalow on a private 4 acre lot in the peaceful community of Horse Shoe Bend. As you enter the property through the tree lined private driveway, you will enjoy the well manicured landscape and stunning home. The southwest facing front porch includes plenty of seating area and leads you into the bright foyer opening up onto the open concept living area. The living room features a place to unwind with vaulted beamed ceilings, gas fire place and large windows allowing an abundance of light into the room. The attached kitchen is a chef's dream with a large quartz island with gorgeous feature pendant lighting and seating for four, 2 dishwashers, built in oven, and plenty of cabinet and counter space. Just steps away, the dining room and pantry are conveniently located for entertaining friends and family. The adjacent mudroom entry from the garage allows for convenience when bringing in groceries. Additionally, off the opposite site of the kitchen, enjoy the large back deck with room for a dining table and seating area, bbg gas hookup, and views of the acreage beyond. As you head to the other side of the home, you will find the large master retreat with large windows, walk-in closet, and feature barn door opening to a 5-piece ensuite bathroom with soake tub. The main floor includes an additional two large bedrooms with closets and 5-piece bathroom. As you make your way to the walkout basement, you will be amazed at the additional amount of living space with spacious living room, 3 additional bedrooms with closets, 2 full bathrooms, gym and large laundry room complete with floor to ceiling cabinetry. This home also has a Culligan drinking water filtration system and water softener. Outside, enjoy your 4 acre lot full of mature trees, a 1,200 sqft unfinished barn with electricity, water and gas hookups, heated and fenced in above ground pool, 12 x 10 garden shed, fenced in veggie garden and invisible dog fence. This exceptional property is also adjacent to a 20 acre environmental reserve en					

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



