



THE
A-TEAM

**RE/MAX
FIRST**

156 TOKI Road, Rural Rocky View County T4C2A2

MLS® #: **A2142258** Area: **Toki Estates** Listing Date: **06/18/24** List Price: **\$1,500,000**
 Status: **Pending** 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: **1972**
 Lot Information
 Lot Sz Ar: **74,052 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,277**
 Low Sqft:
 Ttl Sqft: **3,277**

DOM

12
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **8**
 Garage Sz:

Access:
 Lot Feat: **Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Private, Views, Waterfront, Wooded**
 Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Cement Fiber Board, Wood Frame**
 Flooring: **Hardwood, Tile**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Beamed Ceilings, Breakfast Bar, High Ceilings, Kitchen Island, Sauna, Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 11`8"	4pc Bathroom	Main	4`11" x 10`2"
Bedroom	Main	9`2" x 8`11"	Bedroom	Main	9`10" x 9`2"
Bedroom	Main	9`10" x 8`8"	Dining Room	Main	14`8" x 21`8"
Family Room	Main	15`9" x 19`11"	Kitchen	Main	13`5" x 15`11"

Living Room	Main	15`8" x 17`10"	Office	Main	9`2" x 18`8"
Office	Main	9`2" x 8`10"	Foyer	Main	15`1" x 5`0"
Storage	Main	16`7" x 12`6"	Furnace/Utility Room	Main	4`10" x 6`2"
4pc Ensuite bath	Second	9`5" x 10`6"	Bedroom - Primary	Second	14`8" x 15`10"
Loft	Second	15`2" x 10`0"	Loft	Second	26`3" x 16`11"
Exercise Room	Basement	18`5" x 11`6"	Game Room	Basement	16`10" x 17`0"
Furnace/Utility Room	Second	16`11" x 10`10"	Storage	Basement	2`6" x 11`1"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-CRD**
 Legal Desc: **1119 LK**

Remarks

Pub Rmks: **Escape to a private 200-acre sanctuary (Equally shared amongst the 15 founders of The Toki Estates), where a Bill Boucock-designed modern masterpiece awaits, complete with over \$750,000 in significant upgrades. This 4-bedroom, 3-bathroom home was crafted to seamlessly blend with its natural surroundings, boasting soaring ceilings, exposed beams, and expansive windows framing breathtaking views. The open floor plan invites relaxation and contemplation, with the renovations transforming the space into a modern haven. Experience the heart of the home in the spacious living area, featuring a striking fireplace, while the modern chef's kitchen and primary suite with spa-like ensuite cater to your every desire. Upgrades include windows, roof, siding, electrical work, flooring, and the addition of two bedrooms and a 4-piece bathroom on the main floor, ensuring modern comfort and convenience. Immerse yourself in the tranquility of Jumping Pound Creek, hike wooded trails, or simply unwind in your own backyard. This is more than a home; it's a lifestyle of unparalleled privacy, natural beauty, and architectural significance. Seize the opportunity to own this piece of history, now elevated with modern luxury!**

Inclusions: **Sauna, Basement Refrigerator**
 Property Listed By: **RE/MAX First**

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









