



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**Lot 6 ELKSTONE Estates, Rural Rocky View County T4C2Y8**

MLS® #: **A2142581**      Area: **NONE**      Listing Date: **06/22/24**      List Price: **\$1,950,000**  
 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**      Finished Floor Area  
 Abv Sqft: **2,273**  
 Low Sqft:  
 Ttl Sqft: **2,273**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **87,120 sqft**  
 Lot Shape:

DOM

**8**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Back Yard,Other,Treed**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Composite Siding**  
 Flooring: **Hardwood,Tile**  
 Water Source: **Co-operative**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer**  
 Int Feat: **Open Floorplan,See Remarks**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	13`6" x 13`5"	5pc Ensuite bath	Main	0`0" x 0`0"
Great Room	Main	16`5" x 17`6"	Dining Room	Main	11`0" x 17`4"
Kitchen	Main	13`9" x 17`4"	4pc Ensuite bath	Main	0`0" x 0`0"
Pantry	Main	8`8" x 5`11"	Laundry	Main	8`2" x 6`10"
Mud Room	Main	12`8" x 6`7"	Bedroom	Main	10`4" x 12`8"
Bedroom	Basement	13`10" x 11`4"	Bedroom	Basement	13`10" x 11`9"
4pc Bathroom	Basement		Game Room	Basement	29`2" x 17`0"
Exercise Room	Basement	14`4" x 17`6"	Den	Basement	15`0" x 11`4"
Wine Cellar	Basement	12`9" x 5`4"	2pc Bathroom	Main	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CRD**

Remarks

Pub Rmks: **Here is your opportunity to secure a newly built home on 2 acres just minutes west of Calgary. Located on a 2 acre lot with trees you will want to check out this property before it's scooped up. An impressive Bungalow with 2273 sq ft of living space on the main level with vaulted ceilings in the kitchen and Great room. Gorgeous kitchen with large center island, completed with DACOR appliances; fridge, freezer, combination wall oven, AND a 36-inch induction cooktop with a hood fan that stretches to the ceiling. Off of your chef's kitchen is a large 8 ft x 6.5 ft walk-in pantry. A great office space is located just off the front foyer, perfect to greet your clients, or this could be used as a second main-floor bedroom. Both the open-concept Great room and Dining room space off the kitchen have double door access to the large covered deck. The gas fireplace, complete with Venetian lime plaster and accent to the ceiling is a nice touch. The Primary bedroom comes with a large ensuite including a soaker tub, along with a large separate shower, and leads into the 14 x 8 ft walk-in closet. The triple-car garage is well thought out, continuing off the large mud room, with access to the laundry. The finished lower level is another 1,709 sq ft of living space with 2 additional bedrooms, a home gym, massive recreation room with gas fireplace, a den/flex room, and your own personal wine room. Working directly with the builder gives you the opportunity to adjust plans to fit your dreams. This high-end quality built home by SF Homes could be exactly what you're looking for! Call to arrange a tour of the lot and see if this private setting is the perfect place to build your dream home!**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Benchmark**

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

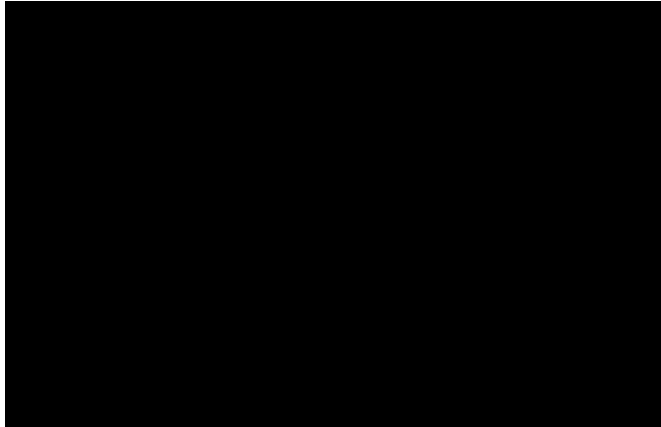
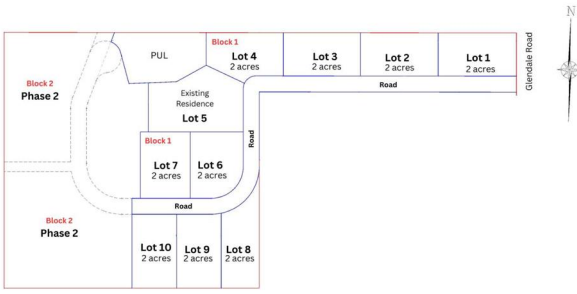




**Elkstone Estates**  
in Bears paw

- Eighteen - two acre serviced lots
- Architectural controls
- Rocky View Water co-op
- No Homes Owners Association fees
- Limited environmental impact
- Exclusively with SF Homes Ltd.

## Elkstone Estates - Phase 1



LOWER FLOOR PLAN

MKL design studio

SF SPEC 3  
MUNICIPAL AND/OR LEGAL ADDRESS

PRELIMINARY DESIGN DRAWINGS  
LOWER FLOOR PLAN OPTION #1  
NOT TO BE USED FOR CONSTRUCTION

REVISION #4  
28-JAN-23  
ALL SHOWN

N.B.  
P-3

LOWER FLOOR PLAN

MKL design studio

SF SPEC 3  
MUNICIPAL AND/OR LEGAL ADDRESS

PRELIMINARY DESIGN DRAWINGS  
LOWER FLOOR PLAN OPTION #2  
NOT TO BE USED FOR CONSTRUCTION

REVISION #4  
28-JAN-23  
ALL SHOWN

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