



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7 BIG SKY Close, Rural Rocky View County T3R 1C4**

MLS® #: **A2143839** Area: **Bearspaw\_Calg** Listing Date: **06/25/24** List Price: **\$1,350,000**  
 Status: **Pending** County: **Rocky View County** Change: **-\$49k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2000**  
 Lot Information  
 Lot Sz Ar: **88,426 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Corner Lot,Irregular Lot,Landscaped,Many Trees**  
 Park Feat: **Triple Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,998**  
 Low Sqft:  
 Ttl Sqft: **1,998**

DOM

**95**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**  
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Hardwood,Tile**  
 Sewer: **Septic Field,Septic Tank** Water Source: **Co-operative**  
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Freezer,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,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>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`7" x 8`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`9" x 10`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 10`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 9`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 8`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 11`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`7" x 7`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 18`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 13`2"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`7" x 8`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`7" x 14`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`8" x 17`8"</b>

**Game Room**  
**5pc Ensuite bath**  
**Walk-In Closet**

**Basement**  
**Main**  
**Main**

**32`1" x 31`3"**  
**15`2" x 10`0"**  
**8`2" x 6`7"**

**Furnace/Utility Room**  
**Bedroom - Primary**

**Basement**  
**Main**

**24`4" x 16`4"**  
**16`8" x 19`2"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9212319**

Zoning:  
**R-2**

Remarks

Pub Rmks:

**Welcome to this beautiful walkout bungalow with almost 4,000 sq ft of living space. Before entering the home you will see the recently upgraded stone on the front of the home and the expansive surrounding views of the 2.03 acres the house sits on. Upon entry you are greeted by the expansive bay windows and 9' ceilings in front sun room which provides stunning North views and beautiful cherry maple hardwood compliments the room. Across from this space is your convenient main floor laundry room, complete with sink and plenty of cabinet and storage space. The kitchen features exquisite ocean pearl quartz countertops and island cooktop. The open concept layout features a three sided stone fireplace to be enjoyed in the kitchen, dining and living room. The many windows allow for an abundance of natural light to flood in. Dining area leads to your balcony with more stunning views of the property and the many mature trees make it a private oasis. Separate formal dining room features charming French doors that add to the beauty of the main floor. Also on the main floor are the 3 bedrooms with an expansive primary bedroom with fantastic views and a lavish 5 pc ensuite featuring porcelain shower, jetted tub, and 5 pc black granite counters and generous walk-in closet. Entertaining is easy in the lower level which offers 8' ceilings and 2 more bedrooms, a large living room, wet bar, fridge and even more windows to let in all the natural light and beautiful views of the property. The insulated triple, attached garage has had overhauled doors and offers plenty of parking and storage space. This home provides peace of mind with its double-paned windows, all of which are monitored and alarmed. This home is a must-see with so much to offer!**

Inclusions:  
Property Listed By:

**Alarm System, Bar Fridge, Fridge in Furnace Room**  
**Real Broker**

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

























