



THE
A-TEAM

**RE/MAX
FIRST**

30306 WOODLAND Heights, Rural Rocky View County T3R 1G9

MLS® #: **A2145526** Area: **Bearspaw_Calg** Listing Date: **06/29/24** List Price: **\$2,779,000**
 Status: **Active** County: **Rocky View County** Change: **+\$130k, 19-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **172,062 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,550**
 Low Sqft:
 Ttl Sqft: **4,550**

DOM

157
Layout
 Beds: **6 (5 1)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **4**

Access:
 Lot Feat: **Landscaped,Private,Treed**
 Park Feat: **Garage Door Opener,Gravel Driveway,Heated Garage,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Balcony,Dog Run,Fire Pit,RV Hookup**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,See Remarks,Washer,Water Softener**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`4"
Bedroom	Main	12`11" x 12`9"
Dining Room	Main	10`11" x 18`9"
Living Room	Main	24`1" x 17`11"
Walk-In Closet	Main	6`10" x 9`9"
5pc Ensuite bath	Upper	11`5" x 11`6"

Room	Level	Dimensions
3pc Ensuite bath	Main	5`11" x 9`10"
Breakfast Nook	Main	9`5" x 11`6"
Kitchen	Main	11`0" x 13`9"
Bedroom	Main	10`11" x 12`4"
4pc Bathroom	Upper	9`10" x 7`5"
Bedroom	Upper	9`10" x 11`8"

Bedroom	Upper	9`10" x 15`3"	Breakfast Nook	Upper	11`11" x 10`10"
Family Room	Upper	13`3" x 8`4"	Dining Room	Upper	10`10" x 12`5"
Living Room	Upper	13`7" x 18`5"	Kitchen	Upper	14`10" x 9`10"
Bedroom - Primary	Upper	14`9" x 18`1"	Bonus Room	Upper	21`7" x 36`4"
Office	Upper	5`11" x 15`5"	3pc Bathroom	Basement	6`6" x 8`9"
Bedroom	Basement	10`5" x 16`2"	Kitchen	Basement	11`3" x 12`5"
Laundry	Basement	12`8" x 12`11"	Pantry	Basement	9`4" x 7`6"
Pantry	Basement	11`0" x 10`11"	Game Room	Basement	38`1" x 23`5"
Furnace/Utility Room	Basement	12`9" x 11`9"	Walk-In Closet	Basement	7`0" x 11`3"

Legal/Tax/Financial

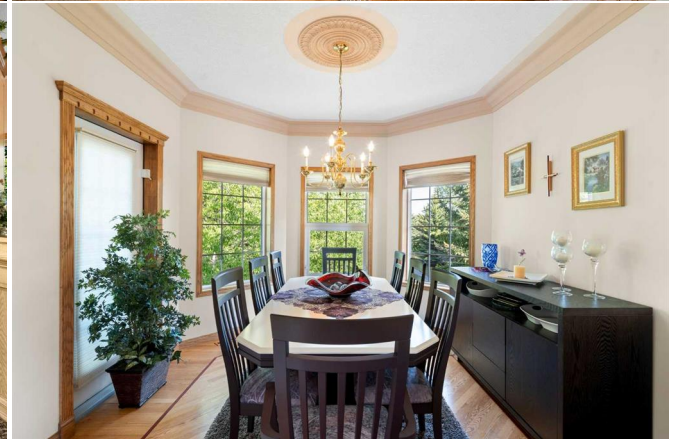
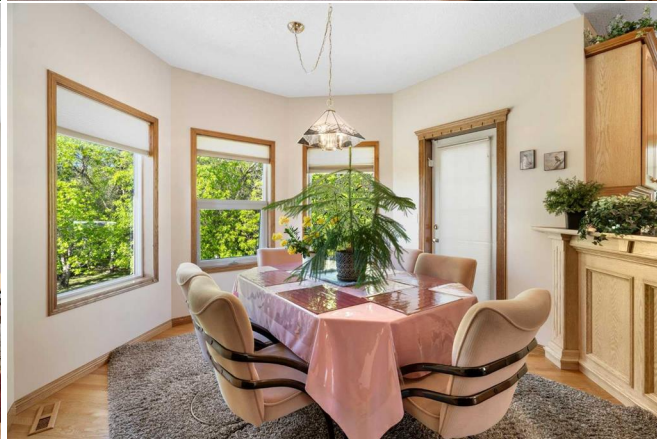
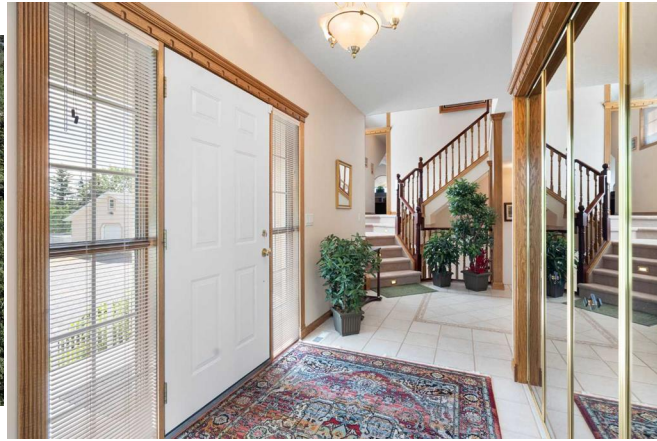
Title: **Fee Simple**
 Zoning: **R-RUR**
 Legal Desc: **9410797**

Remarks

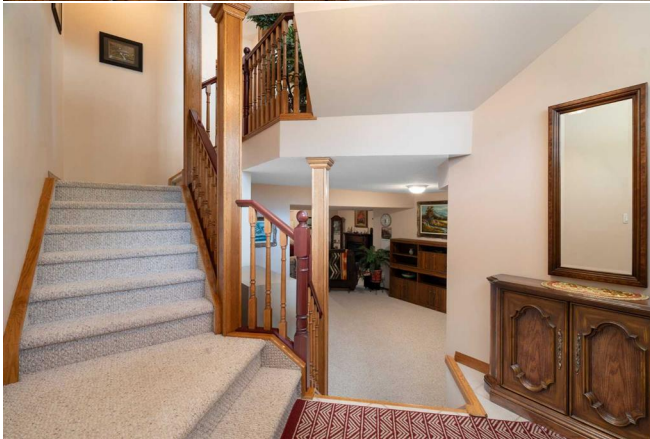
Pub Rmks: **WATCH OUR FULL CINEMATIC VIDEO! Nestled on nearly 4 acres of tranquil, private land, this charming 6 bedroom multi-generational home offers 6,246 total sq ft of living space. Lush landscape surrounds the home due to a wide variety of native trees and bushes planted over decades by a garden enthusiast. This property features an attached, over-sized 4-car garage and expansive detached 1,400 sq ft workshop that is perfect for the extreme hobbyist and all DIY-ers. As you enter the home, custom oak railing adorned with rare purple heart woodwork leads to the upper level. This spacious level includes a family room which lends itself for cozying up with a coffee next to the gas fireplace—a reader's paradise, a formal dining room, beautiful cathedral ceilings, and a sweeping kitchen that opens to the living room. A bright nook leads outside to the upper deck. This level features 3 bedrooms. Retreat to the primary bedroom with a walk-in closet, and its 5-pc ensuite featuring a soaker tub nestled by a charming bay window with an incredible view. Two additional bedrooms and a 4-pc bathroom complete this level. The main floor has its own spacious guest-suite with a primary bedroom, a large walk-in closet and a 3-pc ensuite, a kitchen and nook surrounded by windows, living room with gas fireplace, and dining room. Warm wood tones carry throughout with oak flooring and elegant solid wood built-ins. This level also includes an additional bedroom/office, and 4-pc bathroom off the foyer. Enjoy the beautiful scenery from the large deck with glass railings, while soaking in the HotSpring hot tub. The basement features 8' ceilings and includes a sixth bedroom with a walk-in closet, family room, 3-pc bath, an office/fitness space, 3rd kitchen, and ample storage rooms. The extra-large laundry room offers ample space for sewing or quilting enthusiasts. Finishing off the main house is an over-sized bonus room above the 4-car garage. This space offers so much versatility as it could be used as an entertainment hub, games room, with separate office; the possibilities are endless. Mechanical features of the home include AC, 3 furnaces, excellent well water with a 2000-gallon cistern holding tank. The exterior of the home is finished in stucco and stonework. The house and detached shop both have new roofs (2022). The 4-car garage is heated with ample cabinets, storage space, and a sink. The workshop is heated with 220V service, and a small upper level. Other features include a carport, a dog run, RV parking with power and sewer, a large, beautiful firepit area to watch the most incredible sunsets. Large, open landscaped areas, with 110V in place, provides ample possibilities for a pool/outdoor gatherings/playground or sports. This home has it all - from the stunning interiors to the practical extras. Don't miss out on this perfect blend of luxury and functionality!**

Inclusions: **Hot Tub, Garage Heater x 2**
 Property Listed By: **Real Broker**

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











30306 Woodland Heights, Calgary, AB

Upper Suite Exterior Area 1641.80 sq ft
Excluded Area 82.20 sq ft



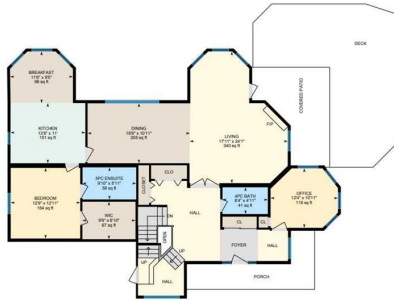
PREPARED: 2024/02/27



White regions are excluded from total floor area in KAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

30306 Woodland Heights, Calgary, AB

Main Floor Suite Exterior Area 1802.54 sq ft
Excluded Area 13.69 sq ft



PREPARED: 2024/02/28



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Basement Suite (Below Grade) Exterior Area 1055.64 sq ft



PREPARED: 2024/02/27



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