



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: **\$2,649,000**
Status: **Active** County: **Rocky View County** Change: **-\$100k, 02-Aug** 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

63
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" |
| Bedroom | Upper | 9`10" x 15`3" |
| Family Room | Upper | 13`3" x 8`4" |
| Living Room | Upper | 13`7" x 18`5" |

| 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" |
| Breakfast Nook | Upper | 11`11" x 10`10" |
| Dining Room | Upper | 10`10" x 12`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**
 Legal Desc: **9410797**

Zoning:
R-RUR

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