



THE
A-TEAM

**RE/MAX
FIRST**

58 CALTERRA ESTATES Drive, Rural Rocky View County T4B 3P4

MLS®#: **A2145674** Area: **NONE** Listing Date: **07/03/24** List Price: **\$2,097,000**
 Status: **Active** 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: **2023**
Lot Information
 Lot Sz Ar: **86,248 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,904**
 Low Sqft:
 Ttl Sqft: **3,904**

DOM

75
Layout
 Beds: **5 (3 2)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Access:
 Lot Feat: **Back Yard, Backs on to Park/Green Space, Lawn, Landscaped, Private**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Fire Pit, Lighting, Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for**

Sound

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`1" x 7`1"	5pc Ensuite bath	Main	12`0" x 16`9"
Breakfast Nook	Main	17`0" x 12`0"	Dining Room	Main	13`5" x 12`0"
Kitchen	Main	18`11" x 21`11"	Laundry	Main	13`1" x 11`11"
Living Room	Main	31`11" x 19`1"	Office	Main	10`4" x 11`11"
Pantry	Main	15`1" x 11`2"	Bedroom - Primary	Main	16`8" x 14`7"
Spice Kitchen	Main	8`1" x 8`9"	3pc Ensuite bath	Upper	8`0" x 11`4"
4pc Ensuite bath	Upper	7`11" x 12`11"	Bedroom	Upper	14`1" x 14`10"
Bedroom	Upper	13`11" x 13`5"	2pc Bathroom	Basement	11`8" x 14`8"
4pc Bathroom	Basement	5`0" x 9`8"	Other	Basement	14`11" x 9`6"
Bedroom	Basement	16`2" x 11`10"	Bedroom	Basement	12`3" x 16`0"
Exercise Room	Basement	18`3" x 19`5"	Game Room	Basement	21`5" x 24`9"
Storage	Basement	7`7" x 7`7"	Media Room	Basement	14`10" x 21`7"
Furnace/Utility Room	Basement	15`6" x 18`9"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1910142**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to this gorgeous custom built estate home on 1.98 acres located in the exclusive neighborhood Calterra Estates. A quick drive to Calgary, Airdrie and Cross Iron Mills; this home provides you with a country lifestyle just outside of the City! 5-Bedrooms * 4-Full Bathrooms * 2- Half Bathrooms * Central Air * 14ft Vaulted Ceilings * Walkout Basement * Bar * Home Gym * Theatre Room * Stunning Views * Landscaped * Fire Pit * Oversized Triple Garage * Welcome to your dream home; open the front door and bask in its beauty. Boasting with modern and elegant design this 1.5-storey home with over 6,500 sqft; the main and upper level with 3900 sqft and the basement with an additional 2600 sqft! Every detail matters; from the hidden in-floor heat vents to the grand chandelier hanging in the 14ft ceiling front living room. This home is made for entertainment. This chef's kitchen will stop you in your tracks. Custom built full height cabinetry, gas cooktop, sub zero refrigerator, built in double wolf oven, incredible light fixtures, and an oversized centre island with barstool seating. Remember, you can always keep this kitchen sparkling by using the spice kitchen/butler's pantry. The spice kitchen features a gas stove, crisp white backsplash, plenty of counter space and more full height cabinets. Use the door in the breakfast area to head to your deck with unobstructed views of the rolling prairies. The deck is BBQ ready with a gas-line hookup. For your daily use enjoy sharing a meal with your family at the breakfast nook while taking in the stunning views or for a more formal evening there is also a formal dining room. This open floor plan kitchen, family and dining room makes this home an entertainer's palace! The living room is centred with a fireplace and floor to ceiling black marbled tile as an accent wall. The fireplace is surrounded by custom built storage. The home office has plenty of natural light and has a sliding barn door. The primary bedroom is stunning with a grey accent wall, and plush carpet flooring. The primary's 5pc ensuite bathroom has black marbled tiles, double vanities, a makeup counter, a steam shower with bench seating, a deep soaking tub and a private washing closet. The primary's walk-in closet has custom organizers, shelves and drawers. The laundry room has plenty of cupboard storage and a sink. Upstairs has 2 additional primary bedrooms with 4pc ensuite bathrooms and walk-in closets too! Downstairs the walkout basement has everything you've dreamed! A home theatre, a gym, massive rec room, bar and two additional bedrooms. The gym is framed with glass walls to keep the space bright and open! The theatre is beyond comfortable and you'll never go out to watch a movie again! Hurry and book your showing at this incredible home today; a 20 minute drive from downtown Calgary to your new paradise!**

Inclusions: **Spice Kitchen: Gas Stove, Range Hood, Refrigerator,**
 Property Listed By: **RE/MAX Crown**

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