



THE
A-TEAM

**RE/MAX
FIRST**

25 GRANDVIEW Grove, Rural Rocky View County T3Z 0A7

MLS® #: **A2145677** Area: **Springbank** Listing Date: **06/29/24** List Price: **\$1,775,000**
 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: **2007**
 Lot Information
 Lot Sz Ar: **86,248 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, Treed**
 Park Feat: **Heated Garage, Oversized, Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **3,077**
 Low Sqft:
 Ttl Sqft: **3,077**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Stucco, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Concrete, Hardwood**
 Sewer: **Septic Field, Septic Tank** Water Source: **Private**
 Ext Feat: **BBQ gas line, Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **None**
 Int Feat: **Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	14`2" x 14`6"	Balcony	Main	9`10" x 14`8"
Living Room	Main	17`0" x 155`11"	Dining Room	Main	19`11" x 12`6"
Entrance	Main	17`2" x 10`11"	Kitchen	Main	14`10" x 16`7"
2pc Bathroom	Main	0`0" x 0`0"	Nook	Main	5`5" x 7`4"
Pantry	Main	7`8" x 5`5"	Laundry	Main	2`11" x 13`6"

Mud Room	Main	9`10" x 9`4"
Bedroom	Upper	12`6" x 12`1"
5pc Bathroom	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	15`8" x 14`4"
Walk-In Closet	Upper	10`4" x 14`11"
Bedroom	Basement	11`5" x 12`5"
Wine Cellar	Basement	5`10" x 8`7"
Storage	Basement	15`7" x 3`1"

Balcony	Main	11`8" x 35`3"
Walk-In Closet	Upper	6`8" x 5`7"
Bedroom	Upper	12`1" x 10`11"
5pc Ensuite bath	Upper	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"
Family Room	Basement	31`7" x 29`6"
Exercise Room	Basement	14`8" x 15`11"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0611508**

Zoning:
R-CRD

Remarks

Pub Rmks: **Welcome to this stunning custom-built home nestled on a spacious near 2-acre lot, offering a perfect blend of luxury and tranquility. This residence boasts state-of-the-art hardwood floors, top-of-the-line appliances, and meticulously designed bathrooms and kitchen spaces. As you step inside, natural light floods the expansive living areas, creating an inviting atmosphere throughout. The heart of the home features a chef's dream kitchen, complete with modern amenities and sleek countertops, ideal for both culinary creations and entertaining guests. The large primary bedroom is a sanctuary of its own, featuring a spa-like ensuite bathroom with luxurious finishes and a soaking tub, perfect for relaxation. A massive walk-in closet ensures ample storage space and convenience. Outside, the property offers endless possibilities with its sprawling 2-acre lot, providing plenty of room for outdoor activities, gardening, or simply enjoying the serene surroundings. Located in a desirable area, this home combines privacy with convenience, offering a retreat-like atmosphere while being just a short drive away from amenities and city attractions. Don't miss out on the opportunity to own this exceptional custom home that truly defines modern luxury living. Schedule your private tour today and envision the lifestyle awaiting you in this remarkable property**

Inclusions:
 Property Listed By: **AS-IS Where is please see Schedule-A
 Real Estate Professionals Inc.**

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













