



THE
A-TEAM

**RE/MAX
FIRST**

6 GOLDEN KEY Estates, Rural Rocky View County T3P 1A5

MLS® #: **A2145748** Area: **Golden Key Estates** Listing Date: **06/30/24** List Price: **\$1,350,000**
 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** Finished Floor Area
 Abv Sqft: **2,062**
 Low Sqft:
 Ttl Sqft: **2,062**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **174,240 sqft**
 Lot Shape:

DOM

4
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard, Cleared, Cul-De-Sac, Front Yard, Level, Paved, Private, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Metal Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Ceramic Tile, Hardwood**
 Sewer: **Septic Field, Septic Tank** Water Source: **Well**
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`11" x 13`9"	Kitchen With Eating Area	Main	14`6" x 9`9"
Dining Room	Main	12`11" x 8`11"	Family Room	Main	19`3" x 11`11"
Foyer	Main	8`7" x 6`1"	Laundry	Main	7`1" x 5`1"
Sunroom/Solarium	Main	23`9" x 11`6"	2pc Bathroom	Main	5`0" x 3`11"
Covered Porch	Main	20`3" x 9`9"	Bedroom - Primary	Second	15`3" x 11`11"
3pc Ensuite bath	Second	7`7" x 7`0"	Bedroom	Second	10`1" x 9`11"

Bedroom
5pc Bathroom

Second
Second

11' 4" x 9' 10"
7' 9" x 7' 7"

Bedroom

Second

12' 5" x 9' 10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7611111

Zoning:
R-C2

Remarks

Pub Rmks:

This incredible opportunity to own 4 acres (SUBDIVIDABLE) of flat land is just minutes from Calgary and close to all city amenities. This two-story country home features a spacious main floor with large windows that flood the living and dining areas with natural light. The home boasts hardwood flooring throughout and an oak kitchen with ample cabinetry, granite countertops, and marble flooring. The main floor also includes a 2-piece bath, a laundry room, and a family room with a wood-burning fireplace and sliding patio doors leading to a south-facing solarium. Upstairs, you'll find a spacious master bedroom with a 3-piece en-suite, along with three other generously sized bedrooms perfect for the kids. The fully finished basement includes an exercise room, cold storage, and a storage room. The property features a private paved driveway, a mature yard, a greenhouse, and plenty of room to build a workshop or subdivide. The septic tank and field are only a few years old. With a double detached garage, this property is perfect for a family that wants to enjoy country living while still being close to the city.

Inclusions:
Property Listed By:

NA
RE/MAX Real Estate (Central)

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









