



THE A-TEAM

RE/MAX FIRST

54 HAMILTON Drive, Rural Rocky View County T3R 1A2

MLS® #: A2146602 Area: Bearspaw\_Calg Listing Date: 07/05/24 List Price: \$1,499,900
Status: Active County: Rocky View County Change: -\$250k, 15-Sep Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: County
Year Built: 1990
Lot Information
Lot Sz Ar: 87,120 sqft
Lot Shape:

DOM

73
Layout
Beds: 3 (2 1 )
Baths: 4.0 (4 0)
Style: Acreage with Residence,Bungalow

Parking

Ttl Park: 0
Garage Sz: 3

Access: Back Yard,Few Trees,Lawn,No Neighbours Behind,Irregular Lot,Landscaped,On Golf Course
Lot Feat: Triple Garage Attached
Park Feat:

Utilities and Features

Roof: Concrete
Heating: In Floor,Forced Air
Sewer: Septic Field,Septic Tank
Ext Feat: Fire Pit

Construction: Brick,Concrete
Flooring: Carpet,Tile
Water Source: Co-operative
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher,Gas Stove,Refrigerator,Stove(s),Trash Compactor,Window Coverings
Int Feat: Bar,Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Vaulted Ceiling(s)
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include 3pc Bathroom, 5pc Ensuite bath, Dining Room, Family Room, Kitchen, Laundry.

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Bedroom, Dining Room, Foyer, Spice Kitchen, Living Room.

<b>Bedroom - Primary</b>	Main	14`6" x 18`5"	<b>4pc Bathroom</b>	Lower	
<b>Game Room</b>	Lower	14`8" x 6`7"	<b>Bedroom</b>	Lower	10`1" x 18`2"
<b>Den</b>	Lower	13`5" x 19`11"	<b>Cold Room/Cellar</b>	Lower	13`5" x 13`9"
<b>Flex Space</b>	Lower	13`5" x 15`0"	<b>Game Room</b>	Lower	32`11" x 51`6"
<b>Furnace/Utility Room</b>	Lower	13`5" x 12`0"			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8111028**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to this exquisite residence, sitting on 2 acres of pristine property, an epitome of elegance and quality finishings, seamlessly blending luxurious living with stunning mountain and golf course views. Stepping inside you are greeted with the living room space, featuring a charming fireplace with a wooden mantle and tile surround, vaulted cedar ceilings, and an open layout that extends to the dining room, offering double door access to the kitchen. The kitchen is a chef's delight, equipped with an island, stainless steel appliances, a skylight, and a window above the sink overlooking the backyard, with direct access to the back deck making indoor/outdoor dining a breeze. The backyard has been meticulously maintained, backing onto the golf course and providing serene and picturesque views. The adjacent eating nook is open and bright, creating a perfect spot for casual meals while the family room boasts a wood-burning fireplace with a stone surround, large windows, and an open connection to the eating nook, enhancing the sense of space and light. A secondary prep kitchen, main floor laundry, three piece bathroom and access to the oversized heated triple car garage completes this wing of the main floor. Moving through the home, the primary suite is a luxurious retreat featuring a walk-in closet and a 5-piece ensuite with marble tile, a jetted soaking tub, a stand-alone shower, and a private water closet. An additional bedroom and 4pc bathroom complete this fantastic main floor. Descending to the lower level, the walkout basement with in floor heating throughout is a haven for entertainment and relaxation, featuring an expansive rec room and entertainment space with access to the lower-level patio and fire pit area. A bar and wood burning stove are highlights of this fantastic space. A bedroom and additional den that can easily be converted into a fourth bedroom along with a 4-piece bathroom is perfect for a family or housing guests. A spacious wine room and cool room space complete with sink, counters and shelving with access up to the garage complete the lower level. Additional, notable features include maintenance free exterior, concrete driveway, septic system with two individual septic fields and irrigation. This home, with its thoughtful design, high-end finishes, and breathtaking views, offers an unparalleled lifestyle of comfort and luxury, making it the perfect place to call home. Pride of ownership is seen throughout this spectacular residence.**

Inclusions: **Garage openers (x3), Alarm system**  
 Property Listed By: **RE/MAX First**

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













