

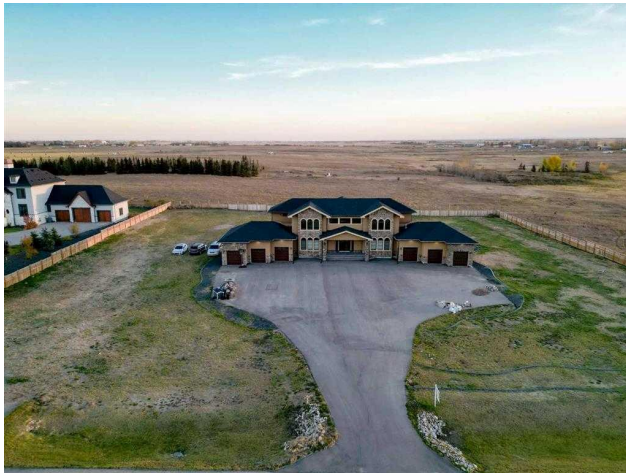


THE
A-TEAM

**RE/MAX
FIRST**

283185 SERENITY Place, Rural Rocky View County T1Z 0L7

MLS® #: **A2148212** Area: **NONE** Listing Date: **07/09/24** List Price: **\$2,150,000**
 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: **2017**
 Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, No Neighbours Behind, Landscaped, Private**
 Park Feat: **Quad or More Attached**

Finished Floor Area

Abv Sqft: **4,813**
 Low Sqft:
 Ttl Sqft: **4,813**

DOM

69
Layout
 Beds: **8 (5 3)**
 Baths: **6.5 (6 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Private Yard**

Construction: **Brick, Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
Co-operative
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Microwave, Range Hood**
 Int Feat: **Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Game Room	Basement	14`0" x 12`7"	Foyer	Main	18`2" x 20`0"
Living Room	Main	19`6" x 16`10"	Laundry	Main	9`1" x 9`4"
Storage	Main	6`6" x 10`2"	4pc Bathroom	Main	6`9" x 7`11"

Bedroom	Main	12`1" x 12`1"	Walk-In Closet	Main	4`11" x 7`11"
Dining Room	Main	10`2" x 20`1"	Kitchen	Main	14`5" x 14`8"
Family Room	Main	16`5" x 19`11"	Spice Kitchen	Main	14`1" x 6`5"
Mud Room	Main	12`1" x 9`4"	Storage	Main	9`10" x 6`3"
Pantry	Main	6`11" x 9`2"	Office	Main	15`4" x 11`0"
1pc Bathroom	Main	6`9" x 7`3"	Bedroom - Primary	Second	16`1" x 15`0"
Walk-In Closet	Second	11`9" x 9`3"	5pc Ensuite bath	Second	14`4" x 9`3"
Bedroom	Second	11`7" x 12`0"	Storage	Second	6`1" x 8`2"
3pc Bathroom	Second	7`11" x 8`3"	Bedroom	Second	11`9" x 12`1"
Bedroom	Second	16`1" x 15`0"	Walk-In Closet	Second	11`11" x 6`11"
4pc Ensuite bath	Second	11`3" x 9`5"	Mud Room	Basement	9`3" x 8`3"
3pc Bathroom	Basement	9`0" x 7`11"	Bedroom	Basement	11`6" x 10`0"
Bedroom	Basement	9`6" x 11`7"	Laundry	Basement	8`11" x 9`5"
Furnace/Utility Room	Basement	17`10" x 10`10"	Bonus Room	Basement	11`5" x 19`11"
Kitchen	Basement	10`8" x 17`4"	Dining Room	Basement	18`10" x 14`1"
5pc Ensuite bath	Basement	8`2" x 12`3"	Walk-In Closet	Basement	10`10" x 10`2"
Bedroom	Basement	19`7" x 12`6"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 0911779
 Zoning: R-CRD

Remarks

Pub Rmks: **Almost 7,200 SQFT of living space - Sits on 2 ACRES within the elite Serenity Estates - WALK OUT BASEMENT LEGAL SUITE SEPARATE ENTRANCE - 7 BEDROOMS, 6 FULL BATHROOMS, 3 kitchens, 6 fireplaces, numerous outdoor areas and 2 TRIPPLE CAR GARAGES with heated floors - This luxurious home has all amenities and is elegantly finished. Step into your large foyer with high ceilings, large windows and stunning chandeliers. The ceramic tiles and quality imperial staircase make a stunning first impression. This home boasts two impressive kitchens on the main floor ensuring that your living space is kept pristine. Quality built-in appliances and a huge kitchen island, with stone counter tops are the features of this space. Incredibly high ceilings are complimented fully with a wall of windows that brings the outside in, creating a warm and inviting atmosphere, especially when any of the fireplaces are adding that cozy feel to the space. A DOG WASH is built in and adjoining mud room ensure that all members of your family are taken care of by this home. Your upper level boasts 4 bedrooms including DUAL PRIMARY each with their own cozy FIREPLACES, luxurious ensuites with dual vanities and soak tubs, custom walk-in closets, and private balconies. The WALK OUT basement LEGAL SUITE is perfect for rental or for extended family to be immersed in luxury. With heated floors, modern kitchen, own laundry, many outdoor spaces, 3 additional bedrooms, including a primary suite equipped with a lavish 5-piece ensuite this legal suite is elegantly done. One of the garages has a SEPARATE ENTRANCE to the suite which further adds to the convenience. A large deck and backyard ensure plenty of room for entertainment. This home is in a solid location with CALGARY being a SHORT DRIVE AWAY, there is still enough space and tranquility for any number of family members to feel at home.**

Inclusions: (Fridge, microwave hood fan, electric range, dishwasher, mini fridge) Legal Suite -- (electric range, range hood, microwave) Spice Kitchen
 Property Listed By: Real Broker

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