



THE
A-TEAM

**RE/MAX
FIRST**

78 WOODLOCK Road, Conrich T1Z0B9

MLS® #: **A2148662** Area: **NONE** Listing Date: **07/10/24** List Price: **\$1,799,000**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Conrich**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **13,939 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,110**
 Low Sqft:
 Ttl Sqft: **4,110**

DOM

68
Layout
 Beds: **8 (5 3)**
 Baths: **6.5 (6 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Stone, Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range, Built-In Refrigerator, Dishwasher, Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator**
 Int Feat: **Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7' 4" x 5' 6"	3pc Bathroom	Main	4' 11" x 11' 11"
Bedroom	Main	12' 5" x 12' 9"	Den	Main	10' 11" x 12' 1"
Dining Room	Main	12' 6" x 14' 8"	Foyer	Main	7' 0" x 8' 5"
Kitchen	Main	15' 6" x 18' 8"	Living Room	Main	19' 11" x 16' 8"

Living Room	Main	12`8" x 11`8"	Mud Room	Main	9`6" x 7`9"
Loft	Main	9`3" x 7`11"	Pantry	Main	10`10" x 8`3"
Walk-In Closet	Main	10`10" x 5`1"	3pc Ensuite bath	Second	9`0" x 4`11"
4pc Bathroom	Second	4`11" x 9`1"	5pc Ensuite bath	Second	13`0" x 10`9"
Bedroom	Second	15`11" x 12`11"	Bedroom	Second	12`7" x 11`10"
Bedroom	Second	12`7" x 12`0"	Laundry	Second	6`6" x 5`11"
Bedroom - Primary	Second	14`2" x 16`1"	Walk-In Closet	Second	7`4" x 6`0"
Walk-In Closet	Second	12`10" x 7`7"	Walk-In Closet	Second	7`3" x 6`4"
4pc Bathroom	Lower	7`7" x 4`10"	4pc Bathroom	Lower	9`5" x 4`11"
Bedroom	Lower	13`6" x 13`2"	Bedroom	Lower	11`10" x 9`5"
Bedroom	Lower	11`10" x 9`10"	Game Room	Lower	59`4" x 32`8"
Furnace/Utility Room	Lower	10`2" x 7`6"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple DC120
Legal Desc: **1710761**

Remarks

Pub Rmks: **Welcome to your dream home nestled in the highly sought-after community of Cambridge Park, located in the serene hamlet of Conrich, just minutes east of Calgary. This luxurious estate offers a rare and probably the last opportunity to own a brand new home on a sprawling 1/3 acre lot with a fully finished walkout basement. Spanning approximately 6000 sq. ft., this impeccably designed residence boasts 8 bedrooms and 6.5 bathrooms, providing ample space for comfortable living. A triple attached insulated garage and expansive driveway offer convenient parking options for multiple vehicles. The main floor features a spacious open floor plan, bathed in natural light, creating inviting living areas ideal for both entertaining and relaxation. The heart of the home lies in the gourmet chef's kitchen, complete with top-of-the-line appliances, granite countertops, and abundant storage. Additionally, a separate spice kitchen with luxurious finishes and appliances provides added convenience. A main floor bedroom with ensuite and walk-in closet, living room, den, and office complete this level. Upstairs, the luxurious master suite awaits, offering a spa-like ensuite bathroom and a generous walk-in closet for ultimate comfort and privacy. Three more sizable bedrooms, two full baths, a convenient laundry room, and a bonus room are also located on this level. The fully finished basement presents three additional bedrooms, two bathrooms, and a vast open area. Designed with flexibility in mind, the basement offers the potential for future owners to customize the space into two separate suites, subject to approval and permitting by the municipality, according to their preferences either into secondary suite whether for rental, nanny accommodation, or personal use. This home is characterized by meticulous attention to detail and high-quality craftsmanship throughout, ensuring move-in ready condition for immediate enjoyment. Don't miss this extraordinary opportunity to own a piece of paradise in the highly coveted Cambridge Park community. Schedule your private tour today and experience the epitome of gracious living!**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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