



THE
A-TEAM

**RE/MAX
FIRST**

240 BROWN BEAR Point, Rural Rocky View County T4C 0B5

MLS® #: **A2150392**

Area: **Bearspaw Country Estates**

Listing Date: **07/22/24**

List Price: **\$2,690,000**

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: **2,653**
Low Sqft:
Ttl Sqft: **2,653**

DOM

121
Layout
Beds: **4 (2 2)**
Baths: **4.0 (3 2)**
Style: **Acreage with Residence,Bungalow**

Year Built: **2007**
Lot Information
Lot Sz Ar: **87,120 sqft**
Lot Shape:

Parking

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

Access:
Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Many Trees,Underground Sprinklers,Yard Drainage,Paved,Private,Rectangular Lot,Rock Outcropping,Views**
Park Feat: **Asphalt,Double Garage Detached,Driveway,Gated,Heated Garage,Insulated,Oversized,Quad or More Attached,RV Access/Parking**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Central,High Efficiency,In Floor,Fireplace(s),Hot Water,Humidity Control,Natural Gas**
Sewer: **Septic System**
Ext Feat: **BBQ gas line,Courtyard,Fire Pit,Garden,Kennel,Playground,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Rain Gutters,RV Hookup,Storage**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Hardwood,Slate,Tile**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Freezer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Refrigerator,Warming Drawer,Washer,Water Purifier,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Beamed Ceilings,Bidet,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Recreation Facilities,Separate Entrance,Skylight(s),Smart Home,Soaking Tub,Steam Room,Stone Counters,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),WaterSense Fixture(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	10`10" x 15`1"	Breakfast Nook	Main	13`5" x 7`10"

Den	Main	10`4" x 12`0"	Dining Room	Main	13`3" x 12`6"
Foyer	Main	6`9" x 7`9"	Kitchen	Main	18`11" x 15`10"
Laundry	Main	19`3" x 11`11"	Living Room	Main	20`4" x 20`10"
Pantry	Main	10`8" x 6`4"	Bedroom - Primary	Main	17`0" x 14`3"
2pc Bathroom	Main	5`10" x 5`0"	4pc Bathroom	Main	10`3" x 4`11"
5pc Ensuite bath	Main	18`4" x 11`0"	2pc Bathroom	Lower	7`8" x 3`5"
4pc Bathroom	Lower	8`6" x 8`3"	Bedroom	Lower	12`1" x 13`7"
Bedroom	Lower	11`9" x 13`0"	Flex Space	Lower	13`10" x 17`10"
Bonus Room	Lower	13`0" x 12`10"	Office	Lower	5`10" x 9`3"
Kitchenette	Lower	11`0" x 14`1"	Game Room	Lower	24`10" x 40`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0611351**

Zoning:
R-1

Remarks

Pub Rmks: **Imagine yourself enjoying luxury acreage living in the prestigious community of BEARSPAW COUNTRY ESTATES. This turnkey, award winning home (2016 SAM Award for best basement renovation) is the perfect blend of modern style, advanced technology and charming curb appeal. The 5,170 square feet of living space was designed with both entertaining and everyday living in mind and is ready to accept a single or multi-generational family of any size. Feel the tranquility of the mountain views and surrounding landscape, while experiencing top of the line upgrades inside the home. Be awed at every turn by the high end appliances, restoration lighting, vaulted ceilings, power blinds, state-of-the-art boiler system, custom built-ins and steam showers. The home features two full-sized kitchens, two spacious living rooms, four bedrooms, three with walk-in closets, a beautiful formal dining room, office, an enormous flex room on the lower level and ample storage and drawer space throughout. The exterior of the home is as impressive as the interior. Attached to the large mudroom is a handyman's dream garage with four bays, car lift, built in cabinets, in floor heating and multiple work benches. The detached, oversized double garage has been converted into a commercial quality fitness facility with over 900 square feet of functional space, a storage area in the loft and its own in floor heating and boiler system. Additional exterior features include two fully operational septic systems, one installed the Fall of 2023, a stunning covered deck with mountain views, smart phone or key pad activated front gate, security system, lighting and cameras, Jacuzzi hot tub, large workshop/garden shed wired with 220v, elaborate 4000 litre tank and rain collection system, elaborate stone landscaping, a child's dream playhouse and trampoline area with rubber mulch, custom dog house that matches the home and mature trees bordering the entire property. Every corner of the home emulates craftsmanship and meticulous care and is ready for you to enjoy. Don't miss this opportunity to own this exceptional property in BEARSPAW COUNTRY ESTATES.**

Inclusions: **2 fridges, wall oven, gas cook top, warming drawer, 2 built in microwaves, 2 built in dishwashers, electric range, ice maker, wine fridge, washer, dryer, water purifier, water softener, central air 2, ceiling fan, all blinds**

Property Listed By: **Royal LePage Benchmark**

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











