

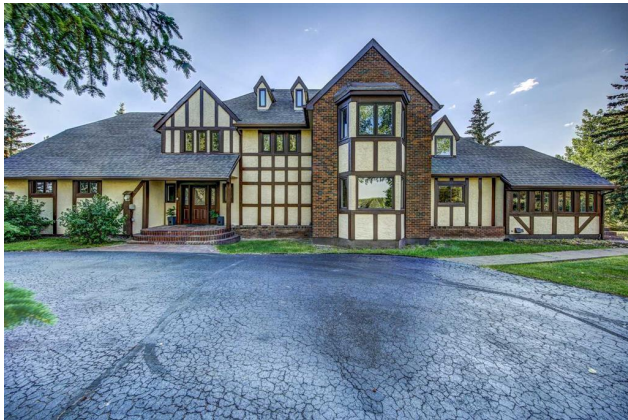


THE
A-TEAM

**RE/MAX
FIRST**

33 CULLEN CREEK Estates, Rural Rocky View County T3Z 3K8

MLS® #: **A2150660** Area: **Cullen Creek Estates** Listing Date: **07/18/24** List Price: **\$2,098,000**
Status: **Active** County: **Rocky View County** Change: **-\$1,000, 01-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **1980**

Lot Information
Lot Sz Ar: **93,218 sqft**
Lot Shape:

Access:
Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **4,286**
Low Sqft:
Ttl Sqft: **4,286**

DOM

91
Layout
Beds: **5 (5)**
Baths: **5.5 (4 3)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **5**

Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, No Neighbours Behind, Landscaped, Many Trees, Native Plants, Private, Rolling Slope, Views, Wooded
Double Garage Detached, Garage Door Opener, Gated, Heated Garage, Insulated, Oversized, Paved, Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Septic Field**
Ext Feat: **Balcony, Courtyard, Fire Pit, Garden, Playground, Private Entrance, Private Yard, Storage**

Construction: **Stucco, Wood Frame, Wood Siding**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source: **Shared Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer, Water Purifier, Window Coverings**
Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Vinyl Windows**
Utilities: **Electricity Paid For, Heating Paid For, Water Paid For**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	14`0" x 11`4"	2pc Bathroom	Main	4`11" x 4`5"
Kitchen	Main	16`6" x 11`1"	Office	Main	9`8" x 11`4"
Dining Room	Main	13`1" x 13`9"	Living Room	Main	24`1" x 13`1"
2pc Bathroom	Main	4`5" x 5`0"	Library	Main	11`11" x 13`10"

Bedroom - Primary	Second	17`2" x 15`6"	5pc Ensuite bath	Second	9`11" x 13`11"
5pc Bathroom	Second	8`7" x 11`2"	Bedroom	Second	11`6" x 13`10"
Bedroom	Second	11`1" x 13`10"	Bedroom	Second	145`6" x 12`0"
2pc Ensuite bath	Second	2`3" x 5`11"	Loft	Third	18`11" x 11`4"
3pc Bathroom	Lower	6`8" x 10`0"	Office	Basement	12`0" x 10`5"
Game Room	Basement	12`4" x 31`5"	4pc Bathroom	Second	8`7" x 8`7"
Bedroom	Second	12`4" x 12`5"	Family Room	Second	13`3" x 12`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **8010779**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY OCTOBER 6th from 1-4. **Major Price Reduction** This Tudor-style masterpiece offers an unparalleled blend of luxury, serenity, and modern convenience. Situated on a sprawling 2.14 acre private Estate lot with breathtaking mountain views and the tranquility of backing onto an environmental reserve with a picturesque pond. Spanning an impressive 6,350 Sq.Ft of living space, this residence boasts five bedrooms, 4 full bathrooms, a library, 2 offices, 3 half baths and a built out attic perfect for a kids play area of an inhouse gym. The heart of the home, the kitchen, has been completely redesigned with state-of-the-art appliances, custom cabinetry, and luxurious quartz countertops. Adjacent are elegantly renovated bathrooms featuring modern fixtures and spa-like amenities. Beyond the impressive interior, the outdoor space is equally enticing. Imagine mornings spent enjoying the serene mountain vistas or evenings gathered around the pond which is perfect for ice skating in winter and kayaking in warmer months. Conveniently located close to Calgary (5 minutes to the Ring Road and 10 minutes to Private Schools) yet nestled in a peaceful natural setting, this Tudor-style estate offers the best of both worlds. Whether you're seeking a private retreat or a place to entertain guests in style, this home promises a lifestyle of luxury and relaxation amidst nature's beauty. Additional highlights include a spacious loft area accessed via a striking spiral staircase, providing versatile space for a home office, media room, or recreation area. For automotive enthusiasts, there's a triple attached garage ensuring ample storage and convenience, complemented by a detached double garage with a full guest suite above it, perfect for extended family or visitors. Recent renovations have transformed this home into a showcase of contemporary comfort and style. The newly installed air conditioners ensure year-round comfort, while the updated roof (with a 10 year warranty), windows, and freshly oiled driveway provide peace of mind and enhance curb appeal. Inside, the flooring has been meticulously maintained with a combination of refurbished fur hardwood and new plush carpeting, complemented by freshly painted walls that exude warmth and sophistication.**

Inclusions: **John deer tractor and Leaf attachment**
Property Listed By: **Century 21 Bamber Realty LTD.**

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

