



THE
A-TEAM

**RE/MAX
FIRST**

71 GRANITE Ridge, Rural Rocky View County T3Z 3B3

MLS®#: **A2151331**

Area: **Stonepine**

Listing Date: **07/20/24**

List Price: **\$1,598,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Rural Rocky View County**
Year Built: **2008**

Finished Floor Area
Abv Sqft: **2,213**
Low Sqft:
Ttl Sqft: **2,213**

Lot Information
Lot Sz Ar: **9,147 sqft**
Lot Shape:

DOM

58
Layout
Beds: **4 (1 3)**
Baths: **3.5 (3 1)**
Style: **Bungalow,Side by Side**

Parking
Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Garden,Low Maintenance Landscape,No Neighbours Behind,Irregular Lot,Landscaped,Many Trees,Private**
Park Feat: **Double Garage Attached**
Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Balcony,Courtyard,Garden,Private Yard**

Construction: **Concrete,Mixed,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **See Remarks**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven,Washer/Dryer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary Nook	Main	15`7" x 12`10"
Dining Room	Main	14`1" x 14`0"
Bedroom	Main	13`0" x 17`2"
Bedroom	Lower	15`0" x 13`6"
Bedroom	Lower	15`0" x 14`2"
Game Room	Lower	12`5" x 14`0"
3pc Bathroom	Lower	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	17`0" x 18`0"
Kitchen	Main	13`6" x 17`2"
Laundry	Main	8`0" x 8`10"
Media Room	Lower	16`2" x 16`10"
Other	Lower	6`5" x 8`8"
Bedroom	Lower	12`5" x 16`1"
4pc Ensuite bath	Lower	0`0" x 0`0"

2pc Bathroom

Main

0`0" x 0`0"

5pc Ensuite bath
Legal/Tax/Financial

Main

0`0" x 0`0"

Condo Fee:
\$1,630

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0110008**

Remarks

Pub Rmks: **UNDER CONTRACT. Step into luxury and comfort with this stunning bungalow-style coach home located in the prestigious gated community of Stonepine. Built by Granville homes, these original owners have maintained this home beautifully. Boasting over 4200 square feet, this home features four spacious bedrooms and 3.5 beautifully appointed bathrooms. The interior impresses with high ceilings adorned with crown molding, rich hardwood floors, and an open floorplan that enhances the sense of space and light. The massive kitchen is a chef's dream, equipped with granite countertops, top-of-the-line appliances, and a butler's pantry complete with a wine fridge. Perfect for entertaining, the home offers a well-appointed front courtyard and an expansive partially covered deck that spans the entire back of the house, surrounded by mature trees for privacy. The main level primary bedroom is a serene retreat with an ensuite featuring heated floors, a large built-in soaker tub, a glass door steam shower, as well as his and her vanities. The lower level offers superb additional living space with two bedrooms, bathrooms, a wet bar, a temperature-controlled wine room, and a cozy media area ideal for relaxation. Located just a short drive from Aspen Landing and Westhills Shopping Centre, this home combines elegance, functionality, and convenience in one of Calgary's most desirable neighborhoods.**

Inclusions:
Property Listed By: **N/A.
Coldwell Banker Mountain Central**

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











