



THE
A-TEAM

**RE/MAX
FIRST**

HAMILTON HEIGHTS Mews #16225, Rural Foothills County T1S 4Y1

MLS® #: **A2151564** Area: **NONE** Listing Date: **07/31/24** List Price: **\$2,095,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Foothills County**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **109,335 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,235**
 Low Sqft:
 Ttl Sqft: **2,235**

DOM

50
Layout
 Beds: **4 (2 2)**
 Baths: **4.0 (3 2)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,No Neighbours Behind**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Rubber**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **None**

Construction: **Brick,Cement Fiber Board,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
 Water Source: **Cistern,Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Stone Counters,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`9" x 12`3"	Pantry	Main	7`4" x 7`1"
Den	Main	12`2" x 10`11"	Laundry	Main	15`2" x 8`4"
Other	Main	30`7" x 13`8"	Other	Main	19`9" x 5`7"
Family Room	Basement	25`0" x 13`6"	Game Room	Basement	27`9" x 16`1"
Bedroom	Basement	13`9" x 10`4"	Bedroom	Basement	12`8" x 11`4"

Flex Space	Basement	10`10" x 7`0"	Wine Cellar	Basement	14`0" x 6`9"
Storage	Basement	11`8" x 3`10"	2pc Bathroom	Basement	5`11" x 4`10"
Living Room	Main	17`11" x 16`7"	Dining Room	Main	12`11" x 10`0"
Bedroom - Primary	Main	16`2" x 13`11"	5pc Ensuite bath	Main	15`2" x 9`11"
Bedroom	Main	11`11" x 10`11"	4pc Ensuite bath	Main	9`10" x 4`11"
2pc Bathroom	Main	4`11" x 4`11"	Exercise Room	Basement	14`11" x 12`3"
4pc Bathroom	Basement	10`4" x 8`11"	Foyer	Main	10`2" x 8`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **CRA**
 Legal Desc: **1711526**

Remarks

Pub Rmks: **Discover an extraordinary home nestled in the exclusive community of Hamilton Heights, located just minutes from Calgary. Prepare to be captivated by this modern walk-out bungalow the moment you arrive. Enduring materials like rubber roofing, brick & wood-style accents enhance the exterior. Step into the foyer & you'll be greeted by the expansive family room with panoramic windows that perfectly frame the breathtaking vistas. This room is defined by its striking full-height, tiled gas fireplace with floating benches on both sides. The spacious layout features soaring 10' to 14' ceilings, hardwood flooring that runs seamlessly throughout the shared living spaces, exceptional high-end light fixtures & all window coverings are primarily remote-controlled. Next to the foyer is a glass-enclosed flex room with glass barn doors that allow natural light to fill the space. The chef-inspired kitchen features full-height custom cabinets, a large island with an under-mount silgranit sink, quartz countertops, tiled backsplash, a custom-built hood fan with floating shelves on either side, S/S luxury brand Fisher & Paykel appliances including a gas cooktop, a built-in wall oven & microwave, a French door refrigerator & a built-in double drawer dishwasher. The dining area extends out & is surrounded by windows offering views in every direction. Step through the patio doors onto the spacious balcony. Off the kitchen is a walk-through butler's pantry connecting to the dual-purpose laundry/mudroom. The main floor half bath is discretely tucked away. On the opposite side of the house is the primary suite, with luxurious carpeting, a counter area with a wine fridge, large windows & a standout accent wall. The high-end finishes continue in the spa-like ensuite, featuring a floating vanity with double sinks, oversized tile & glass shower & a striking free-standing soaker tub strategically placed to enjoy the views. Off the ensuite is the dressing room with gorgeous custom cabinets. A second bedroom with a walk-in closet & lavish 4-piece bath completes this floor. Glass-railed stairs lead down to the professionally developed walk-out level, a perfect space for entertaining. This level contains a rec room with wet bar, an island with granite counters, full-height backsplash, wine fridge & double drawer dishwasher. Patio doors open onto the covered deck. A unique wine room is situated to the right of the stairs. For those interested in staying fit, there is a fitness room & a yoga retreat space. A convenient half bath is steps away. If you're looking for the perfect home theater room, your search ends here. The utility room features 2 furnaces, low voltage wiring, instant hot water tank, roughed-in floor heat, & a water softener. Feel secure & protected with the premier security system. The oversized 3-car garage is 46' 10" X 13' 8", almost 14' high, has 8' high garage doors & is set up with rough-in for a furnace. Don't miss this unique opportunity to own a one-of-a-kind show home.**

Inclusions: **N/A**
 Property Listed By: **Realty 2000 Inc.**

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











