

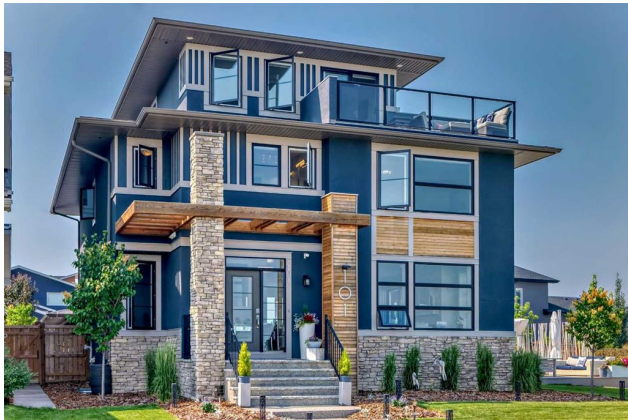


THE
A-TEAM

**RE/MAX
FIRST**

101 CATTAIL Run, Rural Rocky View County T3Z0E1

MLS® #: **A2152230** Area: **Harmony** Listing Date: **07/24/24** List Price: **\$1,579,000**
 Status: **Active** County: **Rocky View County** Change: **-\$100k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **9,583 sqft**
 Lot Shape:

DOM

54
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Lake,Irregular Lot,Underground Sprinklers,See Remarks**
 Park Feat: **Tandem,Triple Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Double Vanity,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`9"
5pc Ensuite bath	Upper	9`11" x 12`4"
Living Room	Main	18`0" x 19`8"
Bedroom - Primary	Upper	15`5" x 16`1"
Bedroom	Upper	11`6" x 9`11"
Game Room	Upper	12`8" x 18`7"

Room	Level	Dimensions
5pc Ensuite bath	Upper	11`1" x 11`6"
4pc Bathroom	Upper	7`11" x 4`11"
Kitchen With Eating Area	Main	13`2" x 20`11"
Bedroom	Upper	11`7" x 9`11"
Bonus Room	Upper	13`11" x 18`7"

Title:
Fee Simple
Legal Desc:

1612676

Zoning:
DC

Remarks

Pub Rmks: **Wow factor everywhere in this home with a rare gem corner lot that boasts a huge .22 acre of glowing unobstructed lake and mountain views from sunrise to sunset in the heart of the community of Harmony. Picture your family taking in panoramic views from the 3rd level loft which includes a full bath, expansive windows, and a tranquil roof top patio overlooking the lake. The heart of this home is the expansive island where you can gather around with family and friends. Outdoor living doesn't get any better than this grand side yard patio, accessed off the dining room through sliding doors, creating a truly spectacular outdoor oasis with a hot tub, enjoying endless lake views. A breathtaking primary bedroom with more spectacular lake views includes a 5 piece ensuite, two more bedrooms that share a second jack and jill bath, and a versatile second floor bonus room. The 3rd floor living area also includes a built-in queen size murphy bed with an open space rec room that leads to the roof top patio. It doesn't get better than this to unwind after a long day at the park, beach, golfing Mickelson National Golf Course or quick trip to the mountains. This home is a must see as it's hard to put into words all that it has to offer.**

Inclusions: **Garage Heater, Window Coverings**
Property Listed By: **Royal LePage Benchmark**

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





