



23 WOODLANDS ESTATES Crescent, Rural Rocky View County T3R 1H1

MLS® #: **A2152652** Area: **Woodland Estates** Listing Date: **08/01/24** List Price: **\$2,899,900**
 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**
 Year Built: **2000**
 Lot Information
 Lot Sz Ar: **174,240 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,735**
 Low Sqft:
 Ttl Sqft: **4,735**

DOM

48
Layout
 Beds: **8 (6 2)**
 Baths: **8.0 (7 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **12**
 Garage Sz: **6**

Access:
 Lot Feat: **Landscaped, Private, See Remarks, Treed**
 Park Feat: **Double Garage Attached, Heated Garage, Oversized, Quad or More Detached, See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas, See Remarks**
 Sewer: **Septic System**
 Ext Feat: **Fire Pit, Garden, Private Entrance**

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

Kitchen Appl: **Dishwasher, Gas Stove, Washer, Window Coverings**
 Int Feat: **Beamed Ceilings, Bookcases, Built-in Features, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 7`0"	4pc Bathroom	Main	10`0" x 4`11"
5pc Ensuite bath	Main	16`9" x 14`5"	Dining Room	Main	13`3" x 16`1"
Foyer	Main	9`6" x 17`0"	Great Room	Main	19`10" x 16`4"
Bedroom	Main	12`11" x 11`1"	Kitchen	Main	18`0" x 18`0"
Laundry	Main	10`4" x 6`10"	Living Room	Main	15`1" x 20`5"

Mud Room	Main	12`8" x 13`10"
Bedroom - Primary	Main	15`1" x 21`6"
4pc Bathroom	Upper	6`10" x 8`1"
4pc Ensuite bath	Upper	7`2" x 9`3"
Bedroom	Upper	12`11" x 22`2"
Bedroom	Upper	11`9" x 16`6"
Storage	Upper	14`6" x 15`9"
Bedroom	Basement	17`4" x 18`6"
Game Room	Basement	13`11" x 19`10"
Furnace/Utility Room	Basement	9`9" x 18`8"
Other	Basement	15`4" x 15`4"
Bedroom	Suite	18`9" x 16`2"
2pc Bathroom	Suite	5`9" x 5`11"
Living Room	Suite	22`7" x 17`0"

Nook	Main	14`6" x 8`6"
Walk-In Closet	Main	8`9" x 10`10"
4pc Ensuite bath	Upper	5`1" x 11`7"
Bedroom	Upper	11`1" x 15`0"
Bedroom	Upper	14`2" x 13`10"
Office	Upper	12`9" x 16`1"
3pc Bathroom	Basement	6`11" x 16`2"
Exercise Room	Basement	25`4" x 15`11"
Game Room	Basement	27`5" x 26`6"
Furnace/Utility Room	Basement	24`11" x 17`7"
4pc Ensuite bath	Suite	10`8" x 8`6"
Walk-In Closet	Suite	13`10" x 7`4"
Kitchen	Suite	9`11" x 15`1"
Workshop	Suite	29`10" x 48`11"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	9912311

Remarks

Pub Rmks: **Nestled within tranquil groves of trees on 4 private acres, this stunning Bears paw property offers the perfect blend of elegance & country living. A front gate ensures added privacy, and a gently curving driveway leads you to the residence. Designed for larger families, this seven-bedroom home greets you with a welcoming wraparound front porch. Upon entering the foyer, you'll find a formal dining room perfect for hosting memorable gatherings with friends and family. At the heart of the home is the inviting family room, showcasing a vaulted ceiling with wood beams, a floor-to-ceiling stone fireplace & windows that flood the space with natural light. This room opens onto one of the back patios, creating a seamless connection to the outdoors. For those who love to cook & entertain, the kitchen is a chef's dream. Featuring raised panel cabinetry, top-tier appliances including a Wolfe 6-burner gas range, granite counter-tops & a large island with a second sink, this kitchen is both functional & exquisite. The adjacent dining nook provides access to another back patio. The living room offers a cozy retreat with vaulted ceilings, a fireplace & expansive windows that frame the views. The main floor also hosts a luxurious primary suite, complete with a wall of windows, a walk-in closet with heated floors & a spa-inspired ensuite. The ensuite boasts heated floors, a large walk-in shower with intricate tile work, a vessel tub set into an alcove & dual sinks. Additionally, a versatile small bedroom on this level is perfect as a nursery or a cozy den. A full bathroom & powder room complete the main floor. The home features dual entrances for convenience: a formal front entrance and an everyday side entrance. The side entrance leads to a spacious foyer. Around the corner is a well-equipped laundry room, as well as access to the double attached garage. Ascending one of the two staircases to the second level, you'll find an open library with built-in desk and bookshelves. This floor also includes four spacious bedrooms and three bathrooms, offering ample space for family and guests. The basement is perfect for entertaining and family fun, featuring a games area, a huge rec room with a third fireplace, a kitchen-size wet bar, large exercise room with a wall of mirrors & sprung dance floor, a seventh bedroom & bathroom with a steam shower. In addition to the main house, the property boasts a detached oversized quad garage with an extensive workshop area & an attached guest house. The guest house includes a family room with a fireplace, a kitchen & eating area & a spacious upstairs bedroom with a huge walk-in closet & bathroom with a stacking washer & dryer. The property is beautifully landscaped, featuring private patios, a fire-pit area & plenty of 'forest' for kids to explore & build forts. For horse enthusiasts, there are two shelters and ample room for grazing. Experience the perfect balance of serene country living & modern amenities in this exceptional Bears paw property.**

Inclusions: **Refrigerator(3), Hoodfan, Garage Door Opener and Remote Controls, Dryer(2), Stove (3), Microwave(2), Pool Table Accessory (2), TV in basement, Gate Remote Control, Alarm Equipment**

Property Listed By: **Real Broker**

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