

303 GRANGE Lane, Rural Rocky View County T1Z 0B8

07/26/24 MLS®#: A2152663 Area: **Cambridge Park** Listing List Price: **\$1,349,000**

Status: Active County: **Rocky View County** Change: -\$21k, 07-Sep Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached

City/Town: **Rural Rocky View** Finished Floor Area County Abv Saft:

3,130 2023 Low Sqft: Year Built:

Ttl Saft:

14.810 saft

Access:

Lot Sz Ar:

Lot Shape:

Lot Information

Lot Feat: **Back Yard**

Park Feat: Garage Door Opener, Quad or More Attached DOM

54 Layout

Beds: 7 (5 2) Baths: 5.5 (5 1)

Style:

2 Storey

<u>Parking</u>

3.130

Ttl Park: 8 4 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Central, Fireplace(s), Forced Air, Natural Gas Vinyl Siding, Wood Frame

Sewer: Other Flooring:

Ext Feat: BBQ gas line, Playground, Rain Gutters Carpet, Ceramic Tile, Vinyl Plank

> Water Source: Other

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Dryer, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Wall/Window Air

Conditioner, Washer

Utilities:

Int Feat: Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Primary Downstairs, Quartz Counters, Separate

Entrance, Walk-In Closet(s)

Room Information

Room Level **Dimensions** Room Level **Dimensions** 2pc Bathroom Main 5`2" x 4`11" 3pc Bathroom Main 8`5" x 4`11" Main 13`9" x 11`3" Kitchen 13`7" x 17`10" Fover Main Spice Kitchen Main 7`8" x 13`6" 5pc Bathroom Upper 10`4" x 4`11" 5pc Ensuite bath 10`4" x 9`11" 5pc Ensuite bath Upper 9`6" x 10`3" Upper

Pub Rmks:	Indulge in unparalleled luxury at 303 Grange Lane. This magnificent estate, nestled amidst the serene beauty of Rural Rocky View County, offers an extraordin lifestyle of opulence and tranquility. A grand double-door entryway welcomes you into a world of sophistication, where soaring ceilings and an abundance of n light create an atmosphere of timeless elegance. The grand foyer welcomes you upon entering, setting the stage for the open concept living space that seamly blends the living room, dining area, and family room. A focal point of the family room is a cozy electric fireplace, creating a warm and inviting atmosphere. The					
	Remarks					
Legal Desc:	1710761					
Fee Simple		R-1				
Title:		Zoning:				
			Legal/Tax/Financial			
Mud Room	Main	7`11" x 4`8"				
Bedroom	Upper	10`4" x 11`4"	Game Room	Basement	27`7" x 28`10"	
Living Room	Main	13`11" x 13`8"	Bedroom	Basement	12`6" x 12`1"	
Dining Room	Main	10`4" x 11`10"	Family Room	Main	18`10" x 16`4"	
Furnace/Utility Room	Basement	14`1" x 5`7"	Bedroom	Main	13`11" x 12`5"	
Bedroom	Basement	12`6" x 11`0"	Storage	Basement	13`1" x 5`6"	
4pc Bathroom	Basement	5`6" x 9`9"	Kitchenette	Basement	15`11" x 7`8"	
Den Bedroom - Primary	Upper Upper	13`2" x 10`7" 13`1" x 20`8"	Laundry Walk-In Closet	Upper Upper	5`8" x 6`5" 7`5" x 6`5"	
Bedroom	Upper	13`1" x 9`2"	Bedroom	Upper	12`3" x 15`4"	

Indulge in unparalleled luxury at 303 Grange Lane. This magnificent estate, nestled amidst the serene beauty of Rural Rocky View County, offers an extraordinary lifestyle of opulence and tranquility. A grand double-door entryway welcomes you into a world of sophistication, where soaring ceilings and an abundance of natural light create an atmosphere of timeless elegance. The grand foyer welcomes you upon entering, setting the stage for the open concept living space that seamlessly blends the living room, dining area, and family room. A focal point of the family room is a cozy electric fireplace, creating a warm and inviting atmosphere. The gourmet kitchen, a chef's dream, boasts state-of-the-art appliances, a spacious center island, and a convenient spice kitchen complete with a walk-in pantry. A dedicated pantry with a French door refrigerator complements the primary kitchen, which also features a built-in microwave, oven, wine fridge, and gas cooktop. The main floor is thoughtfully designed to include a private bedroom with a walk-in closet and a three-piece bathroom, offering versatility and convenience. The patio is a harmonious blend of indoor luxury and outdoor escape, offering comfort and style in an idyllic setting. Don't stop here step up the split stairs with custom built glass railings and you will be welcomed by two master bedrooms with their own 5 piece ensuites and walk in closet. There is two more bedrooms and on more 5 piece ensuite with jacuzzi, 1 Master bedroom with private balcony that has 5 piece ensuite with steam shower. The huge open to below has its own appeal. Addition to all these, house comes with the fully finished basement with 2 bedrooms and 4 piece bath, storage room and utility room. Sunshine walkout basement patio covered with glass. There is private Bar for parties and get together functions. House comes with 2000 sqft of private driveway, 1000 sq ft of 4 car garages with Electric vehicle charging switch, and 2 piece bathroom in garage., 2 furnaces & 2 HRV, 75 gallon hot water

Inclusions: Sec

Property Listed By: **RE/MAX iRealty Innovations**

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