



THE
A-TEAM

**RE/MAX
FIRST**

3 OCTOBER GOLD Gate, Rural Rocky View County T3Z 0A3

MLS® #: **A2152842** Area: **Elbow Valley West** Listing Date: **07/25/24** List Price: **\$2,298,000**
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: **2011**
Lot Information
Lot Sz Ar: **20,473 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped,Views**
Park Feat: **Heated Garage,Quad or More Attached**

DOM

119
Layout
Beds: **7 (4 3)**
Baths: **4.5 (4 1)**
Style: **1 and Half Storey,Acreage with Residence**

Parking

Ttl Park: **8**
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Balcony,BBQ gas line,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Chandelier,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`4"	5pc Ensuite bath	Main	18`6" x 12`0"
Bedroom	Main	14`7" x 16`9"	Dining Room	Main	12`6" x 14`10"
Dining Room	Main	10`8" x 14`10"	Foyer	Main	12`0" x 12`10"
Kitchen	Main	21`8" x 25`11"	Laundry	Main	13`4" x 7`10"
Living Room	Main	25`1" x 24`4"	Mud Room	Main	7`11" x 10`6"
Bedroom - Primary	Main	20`11" x 17`7"	4pc Ensuite bath	Second	5`6" x 7`8"

4pc Ensuite bath	Second	5`4" x 8`5"	Bedroom	Second	18`8" x 14`8"			
Bedroom	Second	16`11" x 13`3"	Bonus Room	Second	19`4" x 28`3"			
4pc Bathroom	Basement	7`9" x 4`8"	Bedroom	Basement	19`8" x 14`4"			
Bedroom	Basement	13`0" x 15`5"	Bedroom	Basement	18`7" x 15`9"			
Den	Basement	17`9" x 14`3"	Game Room	Basement	37`9" x 30`2"			
Legal/Tax/Financial								
Condo Fee:	Title:		Zoning:					
\$195	Fee Simple		DC					
	Fee Freq:							
	Monthly							
Legal Desc:	0714894							
Remarks								
Pub Rmks:	Welcome to this elegant and expansive one and half storey home, boasting over 6,000 square feet of developed living space, located in the prestigious community of Elbow Valley West. This residence offers a sophisticated open floor plan and modern design. As you enter, you'll be captivated by the soaring vaulted ceilings and the gracefully curved staircase. The main floor is inviting, with its high vaulted ceilings and large south-west facing windows that flood the living areas with natural light year-round. The luxurious kitchen is a chef's dream, featuring high-end appliances and a grand island perfect for hosting gatherings. This exceptional home includes 7 bedrooms—three of which are master suites—along with 1 office, ideal for a flexible work-from-home lifestyle. Recently landscaped, the property is situated on a spacious 0.47-acre corner lot, offering the charm of acreage living within a well-established community. The attached quadruple garage provides ample space for your vehicles and storage needs.							
Inclusions:	Beverage/Wine Cooler, Garage openers							
Property Listed By:	Century 21 Bravo Realty							

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