



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

84
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** Construction: **Stone,Stucco,Wood Frame**
 Heating: **In Floor,Fireplace(s),Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Balcony,BBQ gas line,Private Yard** 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
Bedroom
4pc Bathroom
Bedroom
Den**

**Second
Second
Basement
Basement
Basement**

**5`4" x 8`5"
16`11" x 13`3"
7`9" x 4`8"
13`0" x 15`5"
17`9" x 14`3"**

**Bedroom
Bonus Room
Bedroom
Bedroom
Game Room**

**Second
Second
Basement
Basement
Basement**

**18`8" x 14`8"
19`4" x 28`3"
19`8" x 14`4"
18`7" x 15`9"
37`9" x 30`2"**

Legal/Tax/Financial

Condo Fee:
\$195

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

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:
Property Listed By: **Beverage/Wine Cooler, Garage openers
Century 21 Bravo Realty**

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