



THE
A-TEAM

**RE/MAX
FIRST**

178198 TOURNAMENT Lane, De Winton T1S3K2

MLS®#: **A2153923**

Area: **NONE**

Listing Date: **07/30/24**

List Price: **\$5,499,999**

Status: **Active**

County: **Foothills County**

Change: **+\$750k, 31-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **De Winton**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **6,939**
Low Sqft:
Ttl Sqft: **6,939**

DOM

176
Layout
Beds: **5 (4 1)**
Baths: **6.0 (5 2)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **152,460 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **No Neighbours Behind,Level**
Park Feat: **Double Garage Attached,Parking Pad,Single Garage Attached,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fan Coil,In Floor,Heat Pump,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **None**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Double Oven,Dryer,Freezer,Garage Control(s),Gas Cooktop,Gas Oven,Gas Range,Gas Stove,Humidifier,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Bar,Bookcases,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Elevator,Granite Counters,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Recreation Facilities,Stone Counters,Storage,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Basement	25`4" x 22`0"
Exercise Room	Basement	24`0" x 9`8"
2pc Bathroom	Basement	0`0" x 0`0"
Great Room	Main	26`4" x 23`0"
Exercise Room	Main	9`0" x 18`0"
Pantry	Main	17`2" x 6`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Media Room	Basement	18`8" x 19`8"
Bedroom	Basement	16`0" x 12`0"
4pc Ensuite bath	Basement	0`0" x 0`0"
Office	Main	20`10" x 11`0"
Dining Room	Main	16`2" x 20`0"
Kitchen	Main	24`2" x 13`0"

Breakfast Nook	Main	9`6" x 11`6"	Bedroom - Primary	Upper	24`8" x 19`10"
5pc Ensuite bath	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	29`4" x 14`6"
Bedroom	Upper	12`2" x 13`9"	Bedroom	Upper	15`7" x 13`0"
Game Room	Upper	14`6" x 15`6"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
 Legal Desc: **1210971**

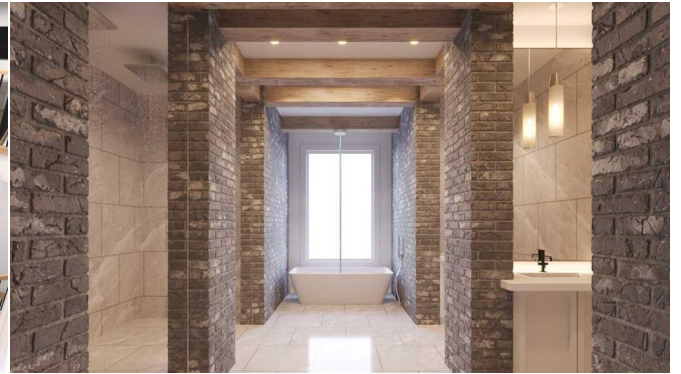
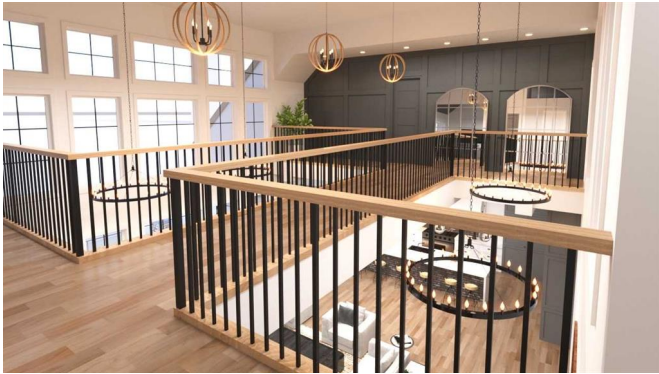
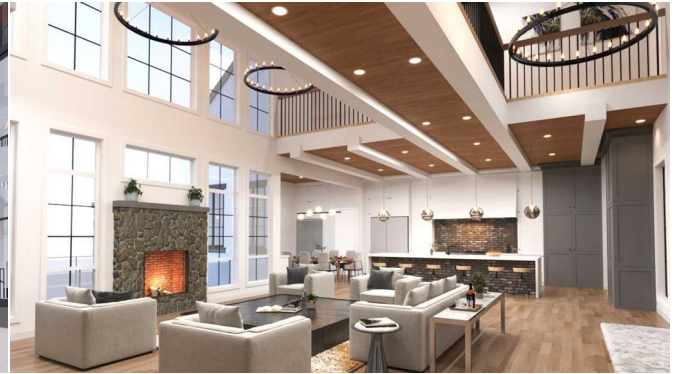
Remarks

Pub Rmks: **"La Charlize" by Baywood Estate Homes. Just released, our 2024/2025 Custom Executive Spec Home. Nestled on 3.5 acres backing onto the World Renowned Spruce Meadows Equestrian Center. Only 20 minutes to downtown and 5 minutes from the Shawnessy Shopping Complex. a VERY RARE opportunity to own a one of a kind French Country Inspired Manor designed by The Baywood Design Studios. Unique one of a kind features include; a centrally located inner courtyard oasis with fireplace accessed thru the front entry, dinning room french doors and a master bedroom Romeo and Juliet balcony.. Once inside you are presented with grand 24 foot ceilings, a custom second story bridge connecting the upper living spaces. Access to all floors is provided by a grand designer staircase along with a custom residential elevator. Basement features include a large designer wine cellar, a tiered themed movie theatre and a large fitness room. Final selections and colours can still be made until November 2024. Lot features include; a 3.5 acre, private gate accessed tree lined road right on the City Of Calgary limits. Lot offers the opportunity to have 3 horses on the property. Property is south of Calgary's new ring road and north of the Cities new southern communities. A very rare opportunity to own this much land almost inside of Calgary's city limits. Photos are representative.**

Inclusions: **Appliance selection can still be offered until November 2024**
 Property Listed By: **Bode Platform Inc.**

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







LOWER LEVEL



MAIN FLOOR



UPPER FLOOR