



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**

Lot Information

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

DOM

**253**  
Layout  
Beds: **5 (4 1 )**  
Baths: **6.0 (5 2)**  
Style: **2 Storey**

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

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

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

Legal/Tax/Financial

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

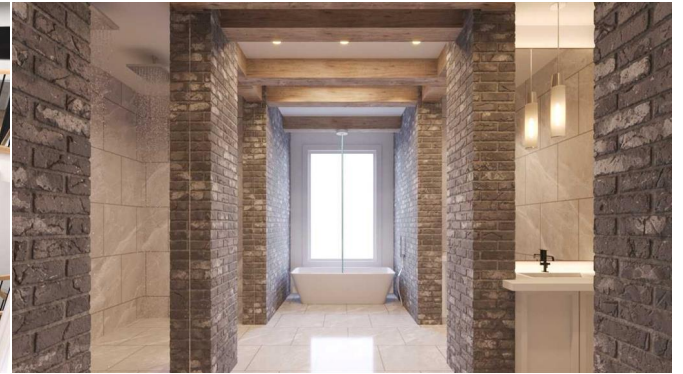
Remarks

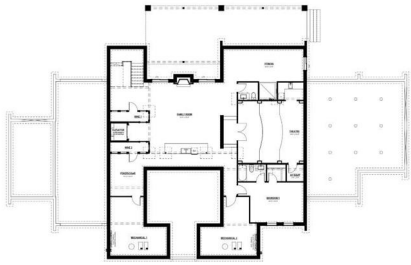
Pub Rmks: **"La Charlize" by Baywood Estate Homes. Just released, our 2024/2025 Custom Executive Spec Home. Nestled on 3.5 acres backing onto the World Renowned Spruce Meadows Equestrian Center. Only 20 minutes to downtown and 5 minutes from the Shawnessy Shopping Complex. a VERY RARE opportunity to 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