



THE
A-TEAM

**RE/MAX
FIRST**

27 ALEXA Close, Rural Rocky View County T3R 1B9

MLS®#: **A2155034** Area: **Bearspaw_Calg** Listing Date: **08/03/24** List Price: **\$2,500,000**
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** Finished Floor Area
Year Built: **1995** Abv Sqft: **4,359**
Low Sqft:
Ttl Sqft: **4,359**

Lot Information

Lot Sz Ar: **92,782 sqft**
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,Landscaped,Pie Shaped Lot,Private,Rolling Slope**

Park Feat:

Quad or More Detached,Triple Garage Attached

Utilities and Features

Roof: **Metal**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Tennis Court(s)**

Construction: **Stone,Stucco**
Flooring: **Carpet,Hardwood**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Induction Cooktop,Microwave,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`9" x 4`11"	Breakfast Nook	Main	16`11" x 11`3"
Den	Main	11`4" x 12`3"	Dining Room	Main	16`0" x 21`5"
Foyer	Main	11`8" x 15`9"	Kitchen	Main	13`6" x 16`6"
Laundry	Main	17`7" x 8`3"	Living Room	Main	13`8" x 13`11"
Office	Main	10`5" x 12`11"	3pc Bathroom	Upper	7`11" x 9`2"
4pc Bathroom	Upper	7`3" x 8`3"	4pc Bathroom	Upper	5`0" x 9`1"
5pc Ensuite bath	Upper	16`2" x 10`5"	Other	Upper	4`2" x 6`7"

Bedroom Upper 14`5" x 14`2"
Bedroom Upper 11`8" x 13`10"
Bedroom Upper 12`3" x 12`11"
Bedroom - Primary Upper 15`2" x 14`8"
4pc Bathroom Basement 8`3" x 5`0"
Cold Room/Cellar Basement 7`7" x 12`0"
Furnace/Utility Room Basement 21`7" x 22`9"

Bedroom Upper 11`6" x 14`6"
Bedroom Upper 14`7" x 14`0"
Family Room Upper 19`5" x 21`0"
Walk-In Closet Upper 8`7" x 16`4"
Bedroom Basement 13`6" x 11`10"
Game Room Basement 45`0" x 33`5"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1/R-CRD**
 Legal Desc: **9411421**

Remarks

Pub Rmks: **Welcome to 27 Alexa Close, an original show home located on a 2.13 acre well treed lot at the end of a cul-de-sac in the heart of Church Ranches. Experience privacy, watch wildlife, walk the community trails and swim or paddle in the three lakes, while only minutes away from the City limits and shopping. The gracious paved driveway takes you to the forest green stuccoed fully air-conditioned home with metal roof, rundle stone and copper accents and triple attached garage. Walking through the solid wood double front doors, you are warmly welcomed into an open entry with beautiful spiral staircase. Just off the entry is a large office with a pleasing view and built in wood desk and floor to ceiling cabinetry. The entry also leads into the bright and spacious living room with a stone surround wood burning fireplace with gas assist for cozy evenings. The dining room holds a gorgeous custom dining table with seating for 16, and double doors that lead to an expansive two-level deck with a wood fired pizza oven and an over-sized round table, all excellent for entertaining. The kitchen features a Miele oven, steam oven, microwave and dishwasher, a Bosch cooktop and a sizable pantry. The main floor is completed by a spacious laundry/mudroom and a powder room. Upon ascending the circular staircase, there are five bedrooms, all with new carpets. The primary bedroom is luxurious with a newly renovated ensuite (with his and her vanities) and a sizable walk-in closet with built-in shelving. There are an additional two bathrooms (3 and 4 piece). The upstairs also has access to the guest wing which contains a large living room, bedroom (with walk-in closet), bathroom (4 piece), kitchenette, washer/dryer connections and an independent outside entry. The bright, fully developed walkout basement is home to another wood burning fireplace with gas assist and plenty of room for a home theatre and home gym. There is an additional bedroom, with new carpet and a walk-in closet, as well as a 4 piece bathroom. Utility room, with new continuous hot water system, and cold room finish off the basement. The walkout leads to large greenspace with volleyball court and stairs back up to the multi-level deck with beautiful stonework finishing. The driveway also leads to the oversized garage / shop, perfect for any do-it-yourself mechanic, the tennis court (surrounded by netting) and the basketball hoop. For those wanting privacy, enjoy outdoor activities and nature, take pleasure in vast windows bringing light and warmth into the home, love to entertain and want access to a large shop, this is your home, as it truly delivers on all of these features.**

Inclusions: **Custom made dining room table with granite top, Custom made patio table with lazy Susan, Front patio table, Entertainment table/unit in basement, Tennis court posts/net/netting, Basketball net**

Property Listed By: **Real Broker**

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











