



THE
A-TEAM

**RE/MAX
FIRST**

35258 HWY 1A , Rural Rocky View County T4C 1A2

MLS® #: **A2155694** Area: **Bearspaw_Calg** Listing Date: **08/06/24** List Price: **\$1,250,000**
 Status: **Active** County: **Rocky View County** Change: **-\$25k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **172,933 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,730**
 Low Sqft:
 Ttl Sqft: **2,730**

DOM

43
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Private, Treed, Views**
 Park Feat: **Additional Parking, Concrete Driveway, Double Garage Attached, Insulated, Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas, Zoned**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Balcony, BBQ gas line, Private Yard**

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

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Breakfast Nook	Main	6`0" x 11`0"	Kitchen	Main	11`5" x 20`11"
Office	Main	15`4" x 10`11"	Living Room	Main	19`0" x 18`3"
Bedroom	Second	16`3" x 11`0"	Bedroom	Second	8`2" x 10`4"
Bedroom - Primary	Second	16`4" x 14`1"	Bedroom	Basement	16`10" x 9`10"
Bedroom	Basement	9`9" x 13`1"	Family Room	Basement	16`2" x 20`2"
5pc Ensuite bath	Second	17`4" x 11`1"	2pc Bathroom	Main	6`1" x 8`7"

4pc Bathroom

Second

7`6" x 10`10"

3pc Bathroom
Legal/Tax/Financial

Basement

10`8" x 9`6"

Title:
Fee Simple
Legal Desc:

189 L.K.

Zoning:
R2

Remarks

Pub Rmks:

Impeccably designed both inside & out with the finest attention to detail, this custom-built home is spectacular! Located on a 4-acre parcel of land in Bearspaw, this property offers over 4,000 sq. ft. of exquisite living space & all the upgrades & luxury you can imagine. The timelessly elegant exterior includes concrete tile siding, 35yr shingles and a stamped concrete driveway. You are welcomed into the home through the french doors into a stunning foyer. The main level offers 9' ceilings, covered front entrance, executive office off the front door and formal dining room. The kitchen boasts a stainless-steel appliance package, white and bright cabinetry, granite counters, and breakfast nook. The french patio doors off the living room perfectly connects indoor/outdoor entertaining spaces regardless of rain or shine. Upstairs you'll find a master retreat featuring an intimate balcony overlooking the countryside and a 5-piece ensuite off the primary bedroom with South, West, and North windows, soaker tub, & a walk-in closet that will be the envy of all your friends. There are also two additional upstairs bedrooms and a 4-piece bathroom. The fully finished walk-out basement consists of an open Rec Room with wet bar, and 2 more bedrooms. The oversized double garage is fully finished with room for a full-sized pickup truck as well as extra space for all your toys. Also included is a professional landscaping package, central vacuum, exterior gas outlets, dual furnaces with zone heating & tons of storage. The bonus 47 ft. by 23ft. outbuilding/shop is truly spectacular with forced air heating, insulated, drywalled, loads of lighting, windows, workbenches, and shelving. Don't miss out on this rare opportunity to own this true gem in the country.

Inclusions:
Property Listed By:

NONE
RE/MAX Realty Professionals

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