



THE
A-TEAM

**RE/MAX
FIRST**

19 ELK VALLEY Place, Rural Rocky View County T0L 0K0

MLS® #: **A2157232** Area: **Elk Valley Park Est** Listing Date: **08/20/24** List Price: **\$1,288,000**
 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: **1989** Abv Sqft: **2,397**
 Lot Information Low Sqft:
 Lot Sz Ar: **87,555 sqft** Ttl Sqft: **2,397**
 Lot Shape:

DOM

29
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Cul-De-Sac,Environmental Reserve,Landscaped,Pie Shaped Lot,Private,See Remarks,Treed,Views**
 Park Feat: **Double Garage Attached,Heated Garage,Insulated,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Metal**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Dog Run,Fire Pit**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Water Conditioner,Water Softener,Window Coverings**
 Int Feat: **Bookcases,No Smoking Home**
 Utilities: **Electricity Paid For,Heating Paid For,Water Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	20`11" x 15`9"	Office	Main	13`5" x 11`7"
Dining Room	Main	17`2" x 17`1"	Kitchen	Main	15`1" x 10`10"
Bedroom	Main	13`8" x 10`9"	Bedroom	Main	13`8" x 11`6"
Bedroom	Main	13`8" x 11`6"	Bedroom - Primary	Main	17`0" x 16`5"
Bedroom	Basement	13`0" x 11`0"	Exercise Room	Basement	17`3" x 20`4"

Hobby Room	Basement	17`3" x 14`4"	2pc Bathroom	Main	5`9" x 4`6"
3pc Bathroom	Basement	8`4" x 5`0"	4pc Bathroom	Main	9`5" x 8`9"
5pc Ensuite bath	Main	10`10" x 8`5"	Foyer	Main	9`10" x 8`7"
Game Room	Basement	17`3" x 18`3"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **8210453**

Remarks

Pub Rmks: **Nestled on 2 private acres in the sought-after West Bragg Creek area, this charming home is perfectly situated backing on to an Environmental Reserve, offering direct access to K-Country trails. Featuring 4+1 bedrooms, convenient main floor laundry, a spacious primary suite, and a versatile office or music room. The bright spacious kitchen is equipped with stainless steel appliances and provides ample cabinet and counter space. Large dining area complete with a double sided fireplace and sliding doors to the south-facing deck. The main floor living room, with its cozy wood-burning double sided fireplace, overlooks the serene backyard. South-facing windows flood the space with natural light and offer serene forested views. The primary suite has front and back facing windows, plenty of space, a 5 pc ensuite and a large walk in closet. The lower level expands your living options with a family room, golf simulator room, 5th bedroom, bathroom, flex/workout room, and a large storage room, workshop/mud room with direct walk up access to the garage. The property features a scenic, paved driveway leading to a double attached garage. Standing seam metal roof was done in 2017. Located in a quiet, lovely neighborhood, this home is ready to welcome you and your family. Don't miss the opportunity to make it yours!**

Inclusions: **shed(as is), attached tv in workout room, golf simulator and screen(as is) workshop bench and shelves in basement, garage shelving, boot rack in basement, cell booster, Starlink equipment (buyer to setup account), storage room shelving**

Property Listed By: **Century 21 Bamber Realty LTD.**

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