



THE
A-TEAM

**RE/MAX
FIRST**

260080 GLENBOW Road, Rural Rocky View County T4C 0B7

MLS®#: **A2157518**

Area: **Bearspaw_Calg**

Listing Date: **08/15/24**

List Price: **\$2,075,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$35k, 28-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2023**

Lot Information
Lot Sz Ar: **140,263 sqft**
Lot Shape:

Access:
Lot Feat: **Cul-De-Sac,See Remarks,Sloped Down,Views**
Park Feat: **Driveway,Heated Garage,Oversized,Triple Garage Attached**

Finished Floor Area
Abv Sqft: **2,015**
Low Sqft:
Ttl Sqft: **2,015**

DOM

97
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Field,Septic System,Septic Tank**
Ext Feat: **Balcony,BBQ gas line,Dog Run,Lighting**

Construction: **Composite Siding,Stone,Stucco**
Flooring: **Hardwood,See Remarks,Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Microwave,Washer/Dryer,Wine Refrigerator**

Int Feat: **Beamed Ceilings,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,See Remarks,Soaking Tub,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`3" x 12`3"	Living Room	Main	17`0" x 20`1"
Kitchen	Main	13`0" x 20`3"	Pantry	Main	8`3" x 6`11"
Dining Room	Main	13`0" x 11`1"	Bedroom - Primary	Main	12`11" x 17`0"

6pc Ensuite bath	Main	12`10" x 13`3"	Walk-In Closet	Main	13`0" x 8`5"
Office	Main	12`11" x 10`0"	Mud Room	Main	8`5" x 10`11"
Laundry	Main	7`10" x 5`11"	2pc Bathroom	Main	5`7" x 5`9"
5pc Bathroom	Lower	12`3" x 7`5"	Hobby Room	Lower	8`4" x 9`3"
Bedroom	Lower	12`2" x 16`3"	Bedroom	Lower	12`4" x 13`11"
Exercise Room	Lower	12`3" x 22`10"	Game Room	Lower	16`9" x 22`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1710484**

Zoning: **R-RUR**

Remarks

Pub Rmks: **Welcome to your dream retreat nestled on 3.22 acres of pristine hillside, just minutes away from the charming town of Cochrane and the Glenbow Ranch Provincial Park, with the convenience of being a short drive to downtown Calgary. While not being in the traditional Bearspaw area, this location offers valley protection from the wind and endless valley views! This luxury custom-built bungalow is a masterpiece of design and craftsmanship, offering a perfect blend of opulence and natural beauty. As you step through the grand entrance, the hand placed mosaic tile insert gracefully transitions to engineered hardwood flooring, setting the tone for the exquisite details that await. The expansive living room captivates with soaring cathedral vaulted ceilings and floor-to-ceiling south-facing windows, bathing the space in natural light and providing breathtaking views of the surrounding landscape. The heart of this home is undoubtedly the centrally located kitchen, boasting a 5' x 10.5' island finished with a single slab quartz counter and waterfall returns. Equipped with a gas range, full-sized built-in double ovens, and a unique dry cold walkthrough pantry, this kitchen is a culinary haven. The primary suite indulges in south and west-facing views, featuring a massive ensuite bathroom with a luxurious wet room. The wet room showcases his and her showers with multiple shower heads, including 2 rain showers, and a matte white honed stone finish pedestal soaker tub.. Completing the suite is a generously sized walk-in closet with custom built-ins. Step outside from the dining room onto a sprawling 600+ square foot deck, offering ample room for multiple outdoor spaces . A large covered portion, extending from the living room, boasts a cathedral vaulted ceiling, creating an ideal spot for outdoor gatherings. The main floor also includes a thoughtfully designed office, a practical laundry room, and locker-style seating with built-in dog kennels, catering to every aspect of your lifestyle. The transition to the basement is marked by an eye-catching raindrop chandelier illuminating the award-winning custom mono stringer staircase. Descending to the basement, you'll discover an entertainer's haven, featuring a large wet bar with a peninsula island, a wine fridge, and an 84-bottle wine rack set in glass. The basement also houses a spacious gym with a full-height glass wall and commercial-grade rubber flooring. Two large bedrooms with walk-in closets, a five-piece bathroom, and a walk-out patio with a hot tub complete the lower level. This exceptional property comes with an oversized three-car garage, upgraded shingles, air conditioning and the peace of mind that comes with a new home warranty. Immerse yourself in luxury, tranquility, and the perfect blend of indoor and outdoor living in this hillside haven. Don't miss the opportunity to make this dream home yours!**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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











