



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**231192 FORESTRY Way, Rural Rocky View County T0L 0K0**

MLS® #: **A2157617**

Area: **NONE**

Listing Date: **08/13/24**

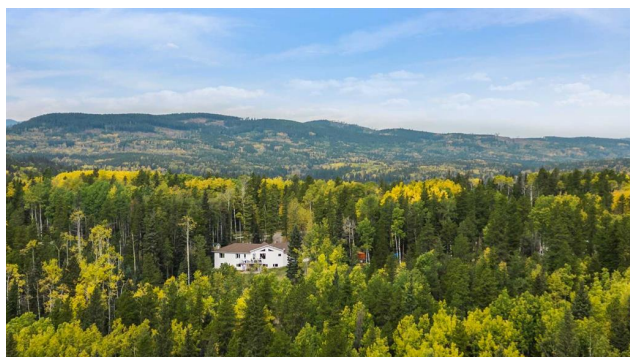
List Price: **\$1,275,000**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

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

Year Built: **1997**  
Lot Information  
Lot Sz Ar: **223,027 sqft**  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **1,912**  
Low Sqft:  
Ttl Sqft: **1,912**

DOM

**172**  
Layout  
Beds: **5 (2 3 )**  
Baths: **3.5 (3 1)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **12**  
Garage Sz: **3**

**Back Yard,Lawn,Garden,No Neighbours Behind,Landscaped,Private,Treed,Views Heated Garage,Insulated,RV Access/Parking,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Garden,Lighting,Other,Private Yard,Storage**

Construction: **ICFs (Insulated Concrete Forms),Stone,Stucco**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source: **Private,Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Gas Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Double Vanity,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**  
Utilities:

Room Information

| Room             | Level    | Dimensions    |
|------------------|----------|---------------|
| Living Room      | Main     | 17`6" x 12`6" |
| Dining Room      | Main     | 13`6" x 13`6" |
| 4pc Ensuite bath | Main     | 8`11" x 5`8"  |
| Den              | Main     | 10`8" x 9`11" |
| Laundry          | Main     | 5`10" x 3`9"  |
| Family Room      | Basement | 28`2" x 22`0" |
| Bedroom          | Basement | 16`7" x 11`3" |
| 4pc Bathroom     | Basement | 9`11" x 5`2"  |
| Walk-In Closet   | Main     | 8`11" x 6`2"  |

| Room                 | Level    | Dimensions     |
|----------------------|----------|----------------|
| Kitchen              | Main     | 11`0" x 7`3"   |
| Bedroom - Primary    | Main     | 18`9" x 15`8"  |
| Bedroom              | Main     | 13`2" x 11`11" |
| 2pc Bathroom         | Main     | 6`0" x 4`8"    |
| 4pc Bathroom         | Main     | 10`8" x 5`0"   |
| Bedroom              | Basement | 13`9" x 11`2"  |
| Bedroom              | Basement | 13`10" x 12`3" |
| Furnace/Utility Room | Basement | 12`3" x 9`11"  |

Title: **Fee Simple**  
 Zoning: **RUR4**  
 Legal Desc: **9110826**

Remarks

Pub Rmks: **This enchanting Ranch-style Walkout Bungalow is privately nestled amongst the trees on 5+ acres. Conveniently located within walking distance to Kananaskis Country and the West Bragg Creek Trail System for remarkable outdoor recreation. This peaceful piece of paradise is surrounded by endless Alberta big sky and lush forest views. The beautiful stonework on the front of the house is all Bragg Creek Stone. Soaring vaulted ceilings, gleaming hardwood floors and an abundance of natural light welcome you home. French doors open to the main floor den for a tucked away office workspace. Open and bright, the airy main floor is perfectly situated to make the most of the outstanding views through the oversized windows. The farmhouse-style kitchen features a gas stove, timeless subway tile, tons of cabinets and a walk-in pantry for extra storage. Glass railings adorn the upper deck taking advantage of the views seamlessly, while hosting barbeques, sipping morning coffee or simply unwinding immersed in the surrounding serenity. Imagine waking up to incredible views from the huge primary bedroom with windows on two sides. With a walk-in closet and private ensuite with double vanity the Primary bedroom is a true owner's escape. The main level is complete with a second bedroom, full 4 pc. bathroom, laundry, mudroom and a handy powder room. Gather in the family room in the Walkout Basement and put your feet up in front of the quaint wood-burning stove or enjoy some friendly competition playing pool (Pool table included). 3 additional bedrooms and a full 4 pc bathroom are also on this level. Walk out to the lower patio and beyond to this nature lover's utopia.... endless trees, greenhouse, chicken coop, corral, shed, and more!! The oversized, heated and insulated triple car garage has room for more than just vehicles with extra space for equipment or a workshop plus additional RV parking to the side. Away from the hustle and bustle of the city this picturesque property has it all, without sacrificing proximity to all amenities.**

Inclusions: **Pool Table**  
 Property Listed By: **Real Broker**

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









