



THE
A-TEAM

**RE/MAX
FIRST**

33009 MOUNTAIN GLEN View, Rural Rocky View County T4C 0G6

MLS® #: **A2159583** Area: **NONE** Listing Date: **08/23/24** List Price: **\$3,900,000**
 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**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **174,240 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Front Yard,Lawn,Landscaped**
 Park Feat: **Quad or More Attached,Triple Garage Detached**

Finished Floor Area
 Abv Sqft: **5,078**
 Low Sqft:
 Ttl Sqft: **5,078**

DOM

26
Layout
 Beds: **6 (4 2)**
 Baths: **6.5 (6 1)**
 Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **7**
 Garage Sz: **7**

Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor,In Floor Roughed-In,Forced Air,Natural Gas**
 Sewer: **Septic Field,Septic System,Septic Tank**
 Ext Feat: **BBQ gas line,Garden,Other**

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

Kitchen Appl: **Built-In Gas Range,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,See Remarks,Storage,Tray Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Basement		Dining Room	Main	13`0" x 23`0"
Dining Room	Main	15`10" x 12`10"	Family Room	Main	21`1" x 13`8"
Kitchen	Main	16`2" x 16`7"	Spice Kitchen	Main	7`5" x 11`6"
Laundry	Main	7`1" x 13`4"	Living Room	Main	37`1" x 14`10"
Mud Room	Main	7`10" x 13`4"	Office	Main	15`1" x 12`9"

Bedroom - Primary	Second	14`1" x 27`2"	Bedroom	Second	16`8" x 16`7"
Bedroom	Second	13`4" x 15`2"	Bedroom	Second	21`4" x 12`10"
4pc Ensuite bath	Second		4pc Ensuite bath	Second	
5pc Ensuite bath	Second	0`0" x 0`0"	6pc Ensuite bath	Second	
3pc Bathroom	Basement		5pc Ensuite bath	Basement	
Bedroom	Basement	19`0" x 12`3"	Cold Room/Cellar	Basement	3`10" x 17`10"
Bedroom	Basement	16`6" x 12`3"	Exercise Room	Basement	12`10" x 11`0"
Game Room	Basement	38`10" x 34`8"	Media Room	Basement	23`7" x 13`8"
Furnace/Utility Room	Basement	15`9" x 7`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0513431**

Zoning: **R-RUR**

Remarks

Pub Rmks: **Welcome to unparalleled luxury in Bears paw set on 4 acres. You are greeted by a grand foyer with a striking 42" premium crystal chandelier that cascades over a sweeping spiral staircase. The living room showcases soaring vaulted ceilings & another 42" crystal chandelier, complemented by a dual-sided gas fireplace with Italian Crema marble soaring to the ceiling. The room transitions seamlessly into the first of two elegant dining areas, boasting bright windows & direct access to a sprawling 5,000 sq.ft. concrete patio, prepped for an outdoor kitchen. The chef's kitchen is a masterpiece of design & functionality, featuring maple cabinetry with under-cabinet lighting and high-end SS appliances, including dual wall ovens, built-in microwave, 6-burner gas range, & large refrigerator, all anchored by a walk-in pantry. The spice kitchen is equipped with its own gas stove, microwave, & second refrigerator. Adjacent to the kitchen, the second dining room includes a built-in China cabinet with wine cooler & sink. This room flows into the family room, which is adorned with built-in bookcases, another gas fireplace with Italian Crema marble surround, & third 42" crystal chandelier. The first floor also features a sophisticated office with built-in bookcases & double French doors. The laundry room boasts dual washers & dryers, cabinets & sink. The mudroom, complete with closets & built-in bench, provides entry to the quadruple attached garage with in floor heat. Ascending the grand staircase, you're greeted by a stunning walkway open to below, featuring a maple & granite desk & several art nooks with lighting. The primary suite is a sanctuary of luxury, boasting a dual-sided fireplace with Italian Crema marble, a private sitting area with a small balcony, & a 6pc ensuite with a 2-person steam shower, dual vanities, & 2person jetted tub, all with electric in-floor heat. The walk-in closet is a marvel with custom cabinetry & an island. On this level, two additional bedrooms feature 4pc ensuites with electric in-floor heat, while the fourth bedroom has a 5pc ensuite with dual vanities, a steam shower, a 2-person jetted tub, & a private balcony. The basement is a haven of entertainment & relaxation with a large rec room & sports bar complete with wine coolers, dishwasher, & ice maker, and cold storage wine cellar with space for 500+ bottles. The basement also features a gym, 3pc bathroom, & two additional bedrooms, one with a 5pc ensuite with dual vanities, soaker tub, & steam shower. The home theatre comes equipped with an overhead projector, 11.2 surround sound system, & 200" screen. Interior finishes include maple hardwood accents, solid core doors, soundproofing, & smart home audio system with 18 zones. The estate also features a detached triple-car garage, connected by a breezeway & roughed in for phase 3 power. The exterior is finished with acrylic stucco, high-efficiency windows, custom copper accents. This is more than a home—it's a statement of sophistication & luxury.**

Inclusions: **Built-in Dual Wall Ovens, Built-in microwave, 2nd Dishwasher, 2nd Washer, 2nd Dryer, Ice Maker, 3 Wine Coolers, 4 Attached TVs & Mounts, 3pc Painting in Entrance, 1pc Painting in Sitting Room, Alarm System**

Property Listed By: **Royal LePage Benchmark**

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