

106 TRINITY Road, Rural Rocky View County T1Z 0B9

MLS®#: A2160774 Area: **Cambridge Park** Listing 08/28/24 List Price: **\$1,650,000**

Status: Active **Rocky View County** Change: Association: Fort McMurray County: None

Date:



General Information

Prop Type: Residential Sub Type: Detached

City/Town: **Rural Rocky View** Finished Floor Area County Abv Saft: 4,280

> 2018 Low Sqft: Ttl Sqft: 4,280

10,890 sqft

Back Yard, Lawn, Garden, Landscaped, Level, Street Lighting

DOM

<u>Layout</u>

6 (5 1)

7.0 (6 2)

2 Storey

8 3

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

31

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Stucco, Wood Frame Heating: Forced Air Sewer: **Public Sewer** Flooring:

Balcony, Garden, Lighting, Playground Carpet, Ceramic Tile, Granite Ext Feat:

Water Source: Public Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer, Dryer Stacked, Window

Coverings

Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Separate Entrance Int Feat:

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	16`4" x 13`0"	Den	Main	10`4" x 8`3"
Breakfast Nook	Main	14`3" x 7`0"	Dining Room	Main	12`5" x 10`9"
Family Room	Main	17`7" x 12`7"	Kitchen	Main	16`8" x 14`3"

Living Room	Main	19`7" x 16`6"	Spice Kitchen	Main	12`4" x 9`10"
Bedroom - Primary	Second	24`4" x 17`1"	Bonus Room	Second	14`1" x 11`5"
Bedroom	Second	17`5" x 16`9"	Bedroom	Second	15`7" x 12`6"
Bedroom	Second	15`6" x 9`11"	Laundry	Second	8`8" x 8`3"
Bedroom	Lower	17`0" x 11`10"	Office	Lower	10`2" x 9`2"
Media Room	Lower	23`2" x 16`0"	Wine Cellar	Lower	10`2" x 6`4"
2pc Bathroom	Basement		4pc Bathroom	Basement	
3pc Ensuite bath	Second		5pc Ensuite bath	Second	
4pc Ensuite bath	Second		4pc Bathroom	Second	
3pc Ensuite bath	Main		2pc Bathroom	Main	
•			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-1			
Legal Desc:	1710761				
			Remarks		
Pub Rmks:	OVER 5600 DEVELOPE FORMAL DINING ROOF BATHS ON THE LOWE BEDROOMS .ONE OFF BASEMENT WITH ONE DOWN CEILING, ,9 FT GARAGE,CENTRAL AIF	D LIVING AREA.SOME OF THE FEA M ON THE MAIN LEVEL. ONE MASTI R LEVEL. HUGE DECK ON THE MAIN ICE ON THE MAIN LEVEL AND ONE BEDROOM ILLEGAL SUITE WITH SI CEILING ON MAIN AND 9 FT. CEILII	TURES ARE KITCHEN AND SPICE KITER BEDROOM ON THE MAIN LEVEL, AND UPPER LEVEL, HUGE BONUS FORFICE IN THE BASEMENT. THEATE PARATE ENTRANCE AND SEPARATING ON UPPER AND LOWER LEVEL AND SEPERAND SEPARATING ON UPPER AND LOWER LEVEL AND SEPARATIONS TO ALL THE AMENITIES.VERY	CHEN ON THE MAIN LEVEL, L I FULL BATHROOMS ON UPPE ROOM +4 LARGE BEDROOMS R ROOM AND WET- BAR IN TH E LAUNDRY IN THE BASEMEN ND THE LIST GOES ON.TRIPLE	DEVELOPED IN LOWER LEVEL ,SO TOTAL IVING AND FAMILY ROOM +NOOK AND RELEVEL, 1.5 BATHS ON THE MAIN LEVEL +1.5 ON UPPER LEVEL. ALL OF THOSE ARE MASTER HE BASEMENT. FULLY FINISHED WALK-UP T.ROUND STAIRS,IRON SPINDLES,KNOCK EINSULATED AND HEATED FRONT ATTACHED A SHOW-HOME.A MUST TO SEE, YOU WILL
Inclusions:	NONE	D. NO SALE SIGN ON THE PROPERT	1.		
Property Listed By:	Royal LePage METRO				
Fruperty Listed by:	Ruyai Lerage METRO				

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