



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**63 PINEBROOK Way, Rural Rocky View County T3Z 3K3**

MLS® #: **A2162446**      Area: **Pinebrook Estates**      Listing Date: **09/03/24**      List Price: **\$1,695,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$50k, 30-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **1981**  
 Lot Information  
 Lot Sz Ar: **87,120 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Front Yard,Landscaped**  
 Park Feat: **Driveway,Triple Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,893**  
 Low Sqft:  
 Ttl Sqft: **1,893**

DOM

**79**  
Layout  
 Beds: **4 (4 )**  
 Baths: **4.0 (4 0)**  
 Style: **5 Level Split,Acreage with Residence**  
Parking  
 Ttl Park: **6**  
 Garage Sz: **3**

Utilities and Features

Roof: **Cedar Shake**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Fire Pit,Lighting,Rain Gutters**  
 Construction: **Stone,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Granite,Hardwood,Marble,Other,Tile**  
 Water Source: **Other,Private**  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator**  
 Int Feat: **Bar,Bookcases,Built-in Features,Double Vanity,Granite Counters,High Ceilings,Natural Woodwork,Pantry,Recessed Lighting,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wood Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>8`6" x 11`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 27`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 14`0"</b>	<b>Bonus Room</b>	<b>Main</b>	<b>11`0" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 14`4"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>13`9" x 14`3"</b>

Family Room	Main	12`9" x 15`5"
Bedroom - Primary	Upper	13`5" x 19`10"
Bedroom	Second	12`7" x 14`10"
3pc Bathroom	Basement	0`0" x 0`0"
5pc Bathroom	Second	0`0" x 0`0"
Laundry	Lower	12`6" x 13`3"
Game Room	Basement	12`9" x 20`9"
Other	Basement	5`5" x 7`7"
Furnace/Utility Room	Basement	8`9" x 13`0"

Bedroom	Main	11`10" x 13`5"
Loft	Upper	8`4" x 9`5"
Bedroom	Second	13`7" x 14`11"
3pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Mud Room	Lower	4`0" x 13`1"
Family Room	Basement	13`6" x 26`0"
Office	Basement	7`7" x 8`1"
Storage	Basement	26`8" x 27`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CRD
Legal Desc:	7911041

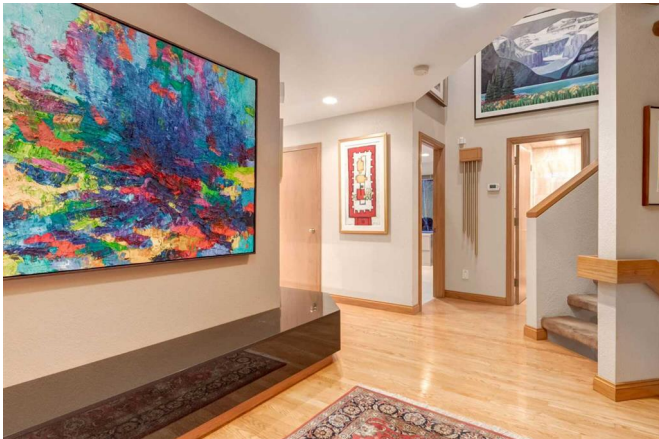
Remarks

Pub Rmks: **Welcome to Pinebrook Estates! Enjoy raising your family in this beautifully updated and well-appointed custom home with over 4600 sqft of finished living space. Located in one of the most coveted locations in all of Springbank and perfectly positioned on 2 acres, backing onto the 15th Green on Pinebrook Golf Course. This lot boasts mature trees, manicured landscaping, and plenty of outdoor space for the children to play. This property has undergone thorough renovations with careful design choices including flat finished ceilings, hardwood oak flooring on the main floor, freshly painted walls and ceilings, and so much more. Upon entry, be greeted by the best of family functionality with a large family room and living room each with a wood-burning fireplace, oversized windows, and soaring vaulted ceilings. The gourmet kitchen is complete with all new stainless steel appliances, granite countertops, a pantry, a full wine fridge to keep all your favourites on hand, and a breakfast nook gorgeously brightened by natural light through the windows of the Solarium. Enjoy hosting family and friends in the dining room or taking up a hobby in the bonus room. Also on the main floor is a generously sized bedroom and 3 pc bathroom remodeled with onyx walls/shower and hardwood floors. Escape to the Primary Suite located on the private upper level boasting a reading nook with floor-to-ceiling bookshelves, a secluded resealed slate tiled balcony with breathtaking mountain views, vaulted ceilings, a spa-like 5 pc ensuite with tiled granite floors, walls, and countertops, as well as a walk-in closet. On the second level, you will find two more spacious bedrooms and a 5 pc bathroom. The lower level is great for keeping families organized with a mud room and massive laundry room with a new Electrolux front load washer & dryer and tons of storage space. Descend to the fully finished basement and enter into an entertainers dream with a large rec room warmed by the cozy wood-burning fireplace and a fully equipped bar containing a sink, mini fridge, and ample counter space and shelving, making it an ideal spot for serving drinks + snacks during gatherings. Also in the basement is an office and 3 pc bathroom with heated porcelain floors and marble walls. The expansive backyard is a landscaped oasis where you can take pleasure in the beautiful mountain views on your west-facing slate tiled deck, roasting marshmallows around the fire pit, or exploring the expansive 2 acre lot. The car enthusiast will appreciate the heated triple attached garage with porcelain tiled flooring and walls as well as added storage space. Some additional features include 3 Lennox air conditioners, 4 new Lennox high efficiency furnaces, connection to Calgary sewer system, community water well system, and much more. Truly luxury acreage living at its very finest with privacy, views, and city amenities just minutes away. Great access to schools and private schools.**

Inclusions:	N/A
Property Listed By:	eXp Realty

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





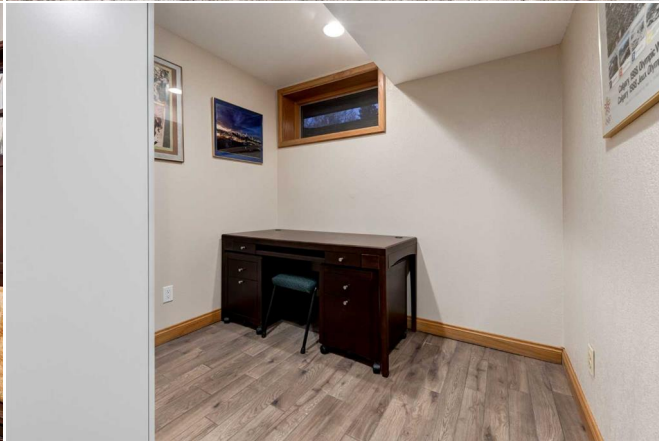
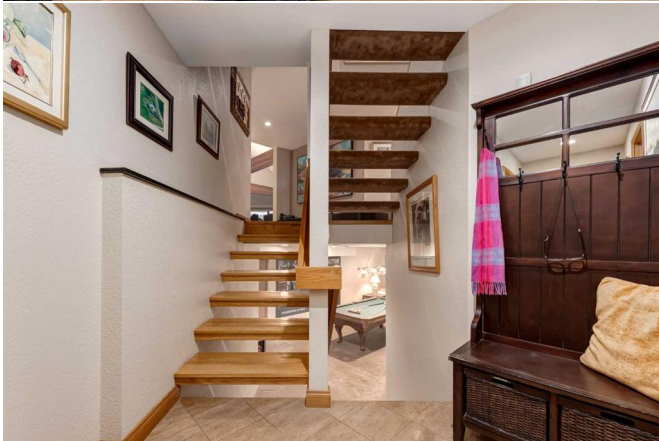




















CREATED BY: PROGRESSIVE REAL ESTATE  
MAIN LEVEL: 180.00 SQ. FT. SECOND LEVEL: 76.57 SQ. FT.  
UPPER LEVEL: 69.00 SQ. FT. LOWER LEVEL: 26.57 SQ. FT.  
MACHINERY ROOM: 17.00 SQ. FT. GARAGE: 77.00 SQ. FT.  
TOTAL: 370.14 SQ. FT.

