



THE
A-TEAM

**RE/MAX
FIRST**

40 MOUNT VISTA Estates, Rural Rocky View County T4C 2X5

MLS® #: **A2162535** Area: **Mount Vista Estates** Listing Date: **09/03/24** List Price: **\$1,350,000**
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: **1979**

Lot Information

Lot Sz Ar: **174,240 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Gazebo,Garden,Gentle Sloping,Landscaped,Private,Treed Driveway,Front Drive,Garage Faces Front,Heated Garage,Insulated,Oversized,Paved,RV Access/Parking,Triple Garage Detached**
Park Feat:

DOM

15
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Yard**

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

Kitchen Appl: **Garage Control(s),Washer/Dryer,Window Coverings**
Int Feat: **Beamed Ceilings,Built-in Features,Closet Organizers,Double Vanity,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3`5" x 5`3"	4pc Bathroom	Main	6`7" x 7`0"
4pc Ensuite bath	Main	8`3" x 7`0"	Bedroom	Main	12`2" x 11`3"
Bedroom	Main	11`0" x 9`9"	Bedroom	Main	11`1" x 10`1"
Dining Room	Main	11`0" x 12`5"	Family Room	Main	14`7" x 17`1"
Foyer	Main	12`6" x 9`8"	Kitchen	Main	18`11" x 22`3"
Laundry	Main	5`3" x 12`2"	Living Room	Main	12`2" x 13`1"
Bedroom - Primary	Main	14`1" x 15`11"	3pc Bathroom	Basement	10`9" x 7`8"
Other	Basement	10`7" x 6`4"	Bedroom	Basement	10`10" x 12`2"

Bedroom	Basement	1`10" x 11`0"	Cold Room/Cellar	Basement	15`8" x 9`9"
Office	Basement	15`1" x 10`0"	Game Room	Basement	27`1" x 34`4"
Furnace/Utility Room	Basement	10`10" x 23`10"	Workshop	Basement	13`6" x 22`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-RUR**
 Legal Desc: **7610351**

Remarks

Pub Rmks: **Welcome to Mount Vista Estates, Cochrane's best-kept secret! Just 7 minutes north of Cochrane, this immaculately maintained bungalow was designed to offer breathtaking mountain views from every window. Step inside and experience everything this home has to offer. The chef's kitchen boasts an abundance of granite countertops, a wall oven, a full pantry, and room to enjoy casual meals at the breakfast bar. The kitchen opens to the sunken family room, which is warmed by the cozy gas fireplace surrounded with white travertine stone. The main living area also includes a formal dining room, perfect for entertaining family and guests. On the main floor you will also find 3 bedrooms, large primary bedroom with 3 piece ensuite, complete with a custom walk-in closet. Home office is located off the kitchen with a hidden closet perfect for storing valuables. The 1600 sq. ft. basement is fully finished and includes a 3-piece bathroom, cold room, and 3 additional bedrooms, family room provides space for recreation while a large workshop with extensive shelving offers a place for hobbies. The basement, original to the house, is ready for updates and the guest bedroom has already been upgraded with vinyl plank flooring. The triple garage is equipped with new doors, outstanding custom birch cabinetry, a new electrical panel, and is heated, drywalled, and insulated. You will LOVE the extended roofs over the porches that provide an ideal spot for storm-watching. The outdoor living space is home to over 130 mature evergreens to ensure complete privacy, custom cedar gazebo, Hot Tub, cedar deck, a paved patio connecting the garage to the house, a fenced yard, glass greenhouse, two sheds, and multiple perennials gardens Additional updates include new windows, and new window coverings. Roof (2013), and the hot water tank (2018). All three furnaces have been regularly maintained, with motherboards replaced in the last 5 years. The septic tank is gravity-fed and located away from the main property, emptied every 2 years, and well-maintained. The home is also equipped with three furnaces for optimal climate control. Located at the end of a road, this property ensures privacy with only two neighbors, and adjacent farmer fields to the north. Experience unparalleled privacy, tranquility and stunning views in this exceptional home at Mount Vista Estates!**

Inclusions: **All Large Kitchen Appliances, Pool Table, Hot tub**
 Property Listed By: **Royal LePage Benchmark**

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