



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**90 TRINITY Road, Rural Rocky View County T1Z 0B9**

MLS® #: **A2163996**      Area: **Cambridge Park**      Listing Date: **09/12/24**      List Price: **\$1,650,000**  
 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: **2021**  
 Lot Information  
 Lot Sz Ar: **10,890 sqft**  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **6 (5 1 )**  
 Baths: **6.5 (6 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **7**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Underground Sprinklers,Rectangular Lot**  
 Park Feat: **Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Balcony,Private Yard**

Construction: **Cedar,Concrete,Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Laminate,Tile**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>18`6" x 16`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`2" x 13`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 9`6"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>14`2" x 9`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>12`5" x 10`0"</b>
<b>Office</b>	<b>Main</b>	<b>9`10" x 9`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`1" x 12`10"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>9`3" x 7`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>

<b>Spice Kitchen</b>	<b>Main</b>	<b>9`6" x 8`10"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`0" x 5`10"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>16`10" x 16`4"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`2" x 14`2"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>8`2" x 4`5"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>12`4" x 5`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>14`4" x 10`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`10" x 11`2"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 4`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 11`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`8" x 6`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`1" x 12`7"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>10`7" x 4`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>8`2" x 6`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>32`11" x 15`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>15`2" x 11`7"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>24`5" x 21`0"</b>	<b>Kitchenette</b>	<b>Basement</b>	<b>8`7" x 4`5"</b>
<b>Media Room</b>	<b>Basement</b>	<b>22`0" x 11`7"</b>	<b>Storage</b>	<b>Basement</b>	<b>4`11" x 4`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`8" x 4`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`7" x 9`1"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1710761**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to Cambridge Park! This stunning custom built home features over 5900 sq ft of developed space sitting on a sprawling ¼ acre lot, backing onto walking path with no neighbors behind! Conveniently located just 10 mins outside the hustle and bustle of the City in a tranquil upscale neighborhood. The luxurious home features 6 bedrooms, 6.5 bathrooms, and an oversized and heated triple attached garage with 240v plugs for electric vehicles. As you enter the property are greeted by soaring open ceilings and a front formal living room with large windows letting in tons of natural light. Gleaming grey ash flooring leads you past the formal dining room to the huge great room with a 20 foot open to above with feature floor to ceiling tile faced gas fireplace adorned with floating shelving. Chefs dream kitchen with crisp white full height cabinetry, designer quartz counters, tile backsplash, upgraded stainless steel appliances with wall oven and gas cooktop, large waterfall island with undermount sink, breakfast nook, and a walkthrough spice kitchen/butler's pantry with a second stove and hood fan! The main floor is completed with a large bedroom and full ensuite bathroom with huge 10mm glass walk in shower. Great for parents, extended families, or guests! Head up the LED lit glass staircase to the center bonus room, wired for sound. Gorgeous master suite with recessed ceiling, double walk-in closets, and spa-like ensuite bathroom with "his and her" sinks, deep jetted tub, walk in tiled shower. Large 3rd, 4th, and 5th bedrooms each with their own walk-ins and bathrooms, and laundry room with built in cabinetry and sink complete this well laid out, family friendly upper level. Fully finished basement with stone faced feature fireplace and wet bar is great for entertaining and family fun! Huge space that accommodates pool table, ping pong and foosball table included in the sale. Awesome adjoining theatre room with two level seating, surround sound, projector wall, and soundproofing. The perfect space for family movie night! A spacious 6th bedroom and another full 4-piece bathroom complete the lower level. Huge wall to wall covered deck with low maintenance vinyl and aluminum railings, gas line for BBQ, in a fully fenced and landscaped backyard. This home is fully loaded with built in speakers throughout, 2 central A/C units, underground sprinkler system, security system with cameras, and long front drive with tons of additional parking! 15-20 minutes in either direction to DT Calgary or Chestermere and close to all your shopping needs in the new East Hills district. Close to public, private and Khalsa schools and lots of parks, trails and greenspace. Quick to the airport or anywhere you need to be with easy access to Highway 1, Deerfoot Trail/Highway 2, and Stoney Trail. This home shows 10/10 and is a must see!**

Inclusions: **Central AC X 2, 2nd Stove and Hood Fan Spice Kitchen, Security System and Cameras, Gas Heater in Garage, TV Mount in Great Room, Pool Table, Ping Pong Table, Foosball Table**

Property Listed By: **Real Broker**

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











