



22 NORTH VALLEY Boulevard, Rural Rocky View County T3R 1H9

MLS® #: **A2164155** Area: **Jewel Valley** Listing Date: **09/12/24** List Price: **\$2,595,000**
 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: **2001**
Lot Information
 Lot Sz Ar: **172,062 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,512**
 Low Sqft:
 Ttl Sqft: **4,512**

DOM

7
Layout
 Beds: **5 (4 1)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**
 Garage Sz: **4**

Access:
 Lot Feat: **Backs on to Park/Green Space, Front Yard, Lawn, Garden, No Neighbours Behind, Irregular Lot, Landscaped, Level, Many Trees, Underground Sprinklers, Paved, Private, Secluded, Treed Quad or More Detached**
 Park Feat:

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Basketball Court, Built-in Barbecue, Courtyard, Dog Run, Outdoor Grill, Playground, Private Entrance, Private Yard**

Construction: **Composite Siding, Stone, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator**
 Int Feat: **Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	28`9" x 15`11"	Kitchen With Eating Area	Main	24`11" x 17`11"
Dining Room	Main	24`2" x 12`5"	Foyer	Main	10`4" x 9`11"
Den	Main	18`11" x 13`0"	Mud Room	Main	9`2" x 4`2"
2pc Bathroom	Main	6`5" x 5`0"	Bonus Room	Upper	12`0" x 11`3"
Bedroom - Primary	Upper	24`11" x 23`10"	Walk-In Closet	Upper	11`8" x 7`3"

Walk-In Closet	Upper	6`8" x 6`2"	5pc Ensuite bath	Upper	18`0" x 13`3"
Bedroom	Upper	16`0" x 13`2"	Walk-In Closet	Upper	7`9" x 5`11"
4pc Ensuite bath	Upper	7`11" x 5`11"	Bedroom	Upper	15`6" x 11`10"
Walk-In Closet	Upper	5`11" x 3`1"	4pc Ensuite bath	Upper	7`11" x 5`11"
Bedroom	Upper	15`1" x 12`5"	Walk-In Closet	Upper	5`11" x 3`1"
3pc Ensuite bath	Upper	6`10" x 5`11"	Family Room	Lower	26`6" x 15`4"
Game Room	Lower	26`2" x 17`5"	Bedroom	Lower	12`1" x 10`0"
Walk-In Closet	Lower	6`3" x 4`8"	Laundry	Lower	17`2" x 12`10"
Cold Room/Cellar	Lower	6`7" x 5`5"	Furnace/Utility Room	Lower	26`3" x 11`9"
2pc Bathroom	Lower	6`7" x 5`5"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 9910521
 Zoning: R-RUR

Remarks

Pub Rmks: **SPECTACULAR French inspired country home situated on a PRIVATE 3.95 acre LOT backing onto 15.8 acres of NATURAL GREENSPACE in the coveted community of Jewel Valley in BEARSPAW! Boasting over 6,170 sqft of UPDATED luxurious living space with HEATED 4 CAR GARAGE, 5 fireplaces, 5 bedrooms + 4 full & 2 half baths, DEN/STUDY, DINING, family/theatre room wet bar. Enjoy time with FAMILY & FRIENDS outside with the many amenities & spaces for activities including: SPORTS COURT (Basketball, Volleyball, Pickleball, Badminton, HOCKEY), HOT TUB, putting green with bunker, over 2,000 sqft of patios, decks & verandas, playground, custom MASONRY outdoor fireplace & KITCHEN with built-in BBQ, sink + EVO flattop grill, south playing field for flag football and so much more! Spacious main floor with light filled GREAT ROOM & stone wrapped fireplace, built-ins + coffered ceiling details. Updated & bright Gourmet kitchen with designer off white cabinetry, WOLF + SUB-ZERO appliances, large island with top of the line QUARTZ countertops + backsplash, custom hoodfan, restoration hardware lighting, pull out pantry wall & nook with built-in storage. West facing formal dining with walls of windows & ceiling details leads right out to outdoor space & kitchen. 2 pc powder room & back entrance w/ built-in lockers round out the main level. Huge primary retreat with 1,000 sqft of bedroom & ensuite. Vaulted ceilings with fireplace & sitting area, COMPLETELY RENOVATED 6 pc ensuite with custom subway shower with 10 mil glass door & bench, free standing tub, dual vanities, separate water closet & 2 good sized walk-in closets. Huge 2nd bedroom, guest bedroom or studio with 4 pc bath & walk-in closet. Kids wing features 2 additional large bedrooms with full bathrooms + walk-in closets. Expansive lower level with full WET BAR, rec area, family room/theatre, 5th bedroom/GYM, grand laundry room with in-floor heating, cabinets & sink , 2 pc bath & storage. R-RUR land use allows for potential secondary residence, garage/shop or carriage house. Additional upgrades and features include: EXTERIOR - underground sprinkler system, natural STONE exterior, aluminum clad windows, NEW custom front entrance GATE, security system, professionally landscaped lot with 200+ mature trees. INTERIOR - recently painted throughout, new flooring, light & plumbing fixtures, FULL A/C, built-in speakers throughout, solid core doors, HIGH SPEED INTERNET, and much more. Enjoy the escape of acreage LIFE in Jewell Valley with privacy & a sense of community with the convenience of being just minutes to the CITY. Amazing proximity to City Amenities: YMCA, LRT, Stoney Trail, Crowchild, Mountains, Shopping, Restaurants, Golf + Cycling. Exceptional property!**

Inclusions: Beverage Cooler, Built-in BBQ, Hot Tub, 2nd Built-in Oven, Security
 Property Listed By: RE/MAX House of Real Estate

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











