

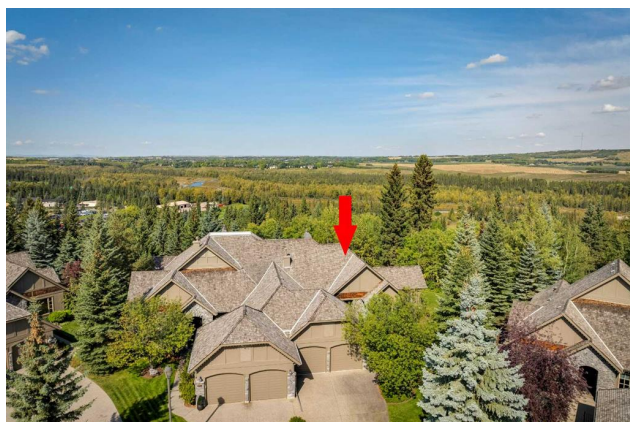


THE A-TEAM

RE/MAX FIRST

168 STONEPINE Drive, Rural Rocky View County T3Z 3B5

MLS#: A2165172 Area: Stonepine Listing: 09/20/24 List Price: \$1,599,000
Status: Active County: Rocky View County Change: -\$90k, 20-Oct Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Rural Rocky View County
Year Built: 2001
Lot Information
Lot Sz Ar: 8,712 sqft
Lot Shape:
Access:
Lot Feat: No Neighbours Behind, Landscaped, Treed
Park Feat: Double Garage Attached, Oversized

DOM

31
Layout
Beds: 2 (1 1)
Baths: 2.5 (2 1)
Style: Bungalow, Side by Side
Parking
Ttl Park: 4
Garage Sz: 2

Utilities and Features

Roof: Cedar Shake
Heating: In Floor, Forced Air
Sewer: Sewer
Ext Feat: BBQ gas line, Private Entrance, Private Yard, Uncovered Courtyard
Construction: Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source: See Remarks
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Washer, Window Coverings
Int Feat: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Dining Room, Kitchen, etc.

Hobby Room
Wine Cellar
5pc Ensuite bath

Lower
Lower
Main

13`5" x 11`5"
121`1" x 10`5"

Storage
2pc Bathroom
4pc Bathroom

Lower
Main
Lower

10`4" x 8`7"

Legal/Tax/Financial

Condo Fee:
\$1,630

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **9912201**

Remarks

Pub Rmks:

*****Improved price*** Please view our video tour. "Stonepine"...the gold standard for gated and maintenance-free living. This Villa-Coach House offers a luxurious single-level-lifestyle combined with "lock-and-go" convenience for snowbirds and travelers. The grounds are spectacular and beautifully landscaped including a pond with fountain, waterfall and walking paths...with a path down to the Glencoe Golf Club below. This is a very choice location within the complex...at the end of a cul-de-sac, well away from the noise of Highway 8 and backing onto a forest of evergreens and aspens that creates a totally private and serene setting. The lot is large and pie-shaped and this allows for a wider than typical layout with 4 major rooms across the rear, overlooking the yard. There is also a private and sun-dappled side yard with access off the rear terrace. Full natural-stone front courtyard and entry. The interior offers exceptional custom quality with every detail carefully considered and masterfully executed. Ceilings range from 10' to 11.5' with appropriately scaled windows. Incredible millwork graces every room from cornices and coffering to outstanding casing and baseboards. Real site-finished oak hardwood runs through most rooms. The impressive foyer opens to a large great room with treed views, a gas fireplace and a full-height wall of built-ins. A semi-formal dining area is adjacent and also enjoys views. A top-quality chef's kitchen showcases abundant custom cabinetry, top appliances (Subzero, Thermador and Asko) and a large island with a bar for stools. Beyond the kitchen is a charming space for casual dining or seating with windows on 3 sides and access out to a large and private rear terrace. Gorgeous primary suite with treed views, high ceilings and a generous 5-piece ensuite bath (double vanities, glass door steam shower and soaking tub) plus a large and bright walk-in closet. A sunny den or office with windows on 2 walls, a discreet powder room and a huge laundry-mud room complete the main level. The walkout-lower-level is also beautifully finished. It includes a large family room with media built-ins and a French door out to a rear patio. A custom iron-grill gate leads to a wet bar and large wine cellar (option for fitness). Also 2 bedrooms with large windows (bedroom #3 has is currently used as a craft room) and a 3-piece bath. Endless storage with custom shelving. Central air conditioning and in-floor heat in the lower level. The oversized double garage has natural light, a coated floor with drain and built-in storage. All maintenance and landscape is handled so you can sit back and enjoy the spectacular grounds that surround you. Truly a remarkable opportunity for those looking to "right-size" or wanting the convenience of a bungalow.**

Inclusions:
Property Listed By:

None
Century 21 Bamber Realty LTD.

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

