



THE
A-TEAM

**RE/MAX
FIRST**

31127 WOODLAND Way, Rural Rocky View County T3R 1G8

MLS® #: **A2165486** Area: **Bearspaw_Calg** Listing Date: **09/13/24** List Price: **\$1,800,000**
 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: **2002**
 Lot Information
 Lot Sz Ar: **177,724 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,040**
 Low Sqft:
 Ttl Sqft: **2,040**

DOM

6
Layout
 Beds: **6 (2 4)**
 Baths: **4.5 (4 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Backs on to Park/Green Space,Front Yard,Lawn,Garden,Gentle Sloping,No Neighbours Behind,Landscaped,Many Trees**
 Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,In Floor**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Balcony,Fire Pit,Garden,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Refrigerator,Warming Drawer,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`6" x 16`8"	Dining Room	Main	15`8" x 10`0"
Kitchen	Main	13`5" x 23`10"	Bedroom - Primary	Main	13`1" x 15`8"

Bedroom	Main	12`0" x 9`1"	Bedroom	Lower	11`4" x 11`1"
Bedroom	Lower	10`4" x 11`0"	Bedroom	Lower	13`4" x 11`0"
Bedroom	Lower	9`8" x 11`2"	Bonus Room	Lower	15`0" x 11`0"
Family Room	Lower	18`0" x 26`8"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Lower	0`0" x 0`0"
3pc Ensuite bath	Lower	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc:

Remarks

Pub Rmks: **Step into this stunning property through the spacious main foyer, where you're greeted by an open-concept layout that flows effortlessly into the heart of the home. The main floor is anchored by a gourmet kitchen that overlooks the serene, four-acre property. Equipped with top-of-the-line stainless steel appliances, including a gas cooktop, double oven, and a large centre island, this kitchen is both functional and beautiful. The countertops are granite, while the leathered granite island adds a touch of luxury. Solid wood cabinets with crown molding offer ample storage, and the adjacent dining area, along with a secondary formal dining space, make it perfect for both casual meals and entertaining guests. The living room, with its striking gas fireplace and expansive views of the backyard, creates a cozy and inviting atmosphere, ideal for family gatherings or quiet evenings. Just off the living room & kitchen, the covered deck is perfect for enjoying indoor-outdoor dining and entertaining. The main floor also includes a versatile office space, which can easily double as a secondary bedroom. The large primary bedroom offers a peaceful retreat, featuring a walk-in closet and a luxurious five-piece ensuite with tranquil views of the property. In-floor heating ensures comfort throughout, and the home is equipped with a central vacuum for added convenience. The oversized, four-car garage is equipped with two natural gas heaters—one unit heater in the main area and a Calcana heater in the attached shop. A chimney is already installed in the shop for a future wood-burning option. The garage leads into a spacious mud room with a walk-in closet, seamlessly connecting to the main living area. There is also a cold room with outside venting, perfect for wine or vegetable storage. The fully finished walkout basement offers even more living space, featuring four additional bedrooms, a second wood-burning fireplace, and a large entertainment area complete with a wet bar. The basement fireplace is piped into the HVAC system, allowing it to heat the home efficiently. This level opens onto a secondary patio, where you can relax in the hot tub while taking in the natural surroundings. In addition to its modern amenities, this home is capable of going "off-grid." Along with the water well and water-coop, the supplementary electrical panel is designed to run the house off a generator if needed, offering peace of mind in any situation. With these features, this home offers a perfect blend of comfort, elegance, and self-sufficiency, making it an idyllic retreat just minutes from Calgary.**

Inclusions: **Garage door openers (x2), garden tractors (x2), hot tub, garage heaters (x2), 3 TV's, Outdoor speakers**
 Property Listed By: **RE/MAX First**

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











