



THE
A-TEAM

**RE/MAX
FIRST**

183 SPRINGBANK HEIGHTS Place, Rural Rocky View County T3Z1C4

MLS® #: **A2165947** Area: **Springbank Heights** Listing Date: **09/17/24** List Price: **\$2,800,000**
 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: **2023**
 Lot Information
 Lot Sz Ar: **86,248 sqft**
 Lot Shape:

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Quad or More Attached**

DOM

2
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **1 and Half Storey, Acreage with Residence**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Forced Air, Natural Gas**
 Sewer: **Septic System**
 Ext Feat: **None**

Construction: **Composite Siding, Wood Frame**
 Flooring: **Hardwood**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Range, Range Hood, Refrigerator, Washer**
 Int Feat: **Built-in Features, Double Vanity, Kitchen Island, Pantry, Primary Downstairs, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`0" x 11`0"	Great Room	Main	19`6" x 16`6"
Media Room	Basement	19`2" x 11`9"	Other	Basement	17`11" x 9`8"
Kitchen	Main	19`3" x 13`3"	Loft	Upper	20`6" x 16`3"
Bedroom - Primary	Main	14`6" x 13`0"	Bedroom	Main	14`0" x 13`0"
Bedroom	Basement	13`0" x 11`5"	Bedroom	Basement	15`4" x 11`4"
2pc Bathroom	Main	5`7" x 5`5"	3pc Bathroom	Main	8`0" x 5`2"

4pc Bathroom	Basement	9`8" x 6`2"	5pc Ensuite bath	Main	15`0" x 12`6"
Game Room	Basement	34`9" x 23`9"	Laundry	Main	9`8" x 6`11"
Exercise Room	Basement	13`0" x 10`11"	Furnace/Utility Room	Basement	18`9" x 13`0"
Cold Room/Cellar	Basement	18`0" x 6`10"	Pantry	Main	11`9" x 6`6"
Walk-In Closet	Main	13`0" x 7`0"	Foyer	Main	14`6" x 11`7"
Sauna	Basement	8`7" x 5`9"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1013481**

Zoning: **R-CRD**

Remarks

Pub Rmks: **OPEN HOUSE Sunday 1-4 PM. Welcome to your dream retreat in the prestigious community of Springbank, Calgary. Nestled amongst the breathtaking landscapes, Springbank is known for its peaceful, classy ambiance, and this luxury residence embodies the epitome of lavish living. Spanning over 5000 square feet of exquisite design and thoughtful architecture, this expansive home invites you into a world of sophistication. The moment you step inside, you'll be captivated by the beauty that defines every corner of this magnificent home. The basement is a haven of entertainment, boasting a state-of-the-art movie theatre that promises cinematic experiences right at home. A well-appointed bar area sets the stage for social gatherings, while a gym encourages a healthy lifestyle without stepping foot outside. With two spacious bedrooms, the basement offers a private retreat for guests or family members. The rec room and sauna elevate the entertainment possibilities, ensuring that every gathering is memorable and enjoyable. As you ascend to the upper level, prepare to be enchanted by the open layout that effortlessly merges with the awe-inspiring mountain views. Sunlight dances through the windows, illuminating a beautiful kitchen that's as functional as it is elegant. Whether you're an aspiring chef or simply enjoy culinary delights, this kitchen is a masterpiece of design and functionality. A total of two more bedrooms grace this level, each designed with attention to detail and a focus on comfort. The master bedroom being one of them. This primary suite boasts a stunning 5-piece layout. As if this weren't enough, the home includes a colossal attached 4-car garage, providing ample space for your prized vehicles and more. Every aspect of this residence has been carefully curated to cater to the most discerning tastes, making it the epitome of Springbank's luxury living.**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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











