



THE
A-TEAM

**RE/MAX
FIRST**

31 WINDHORSE Green, Rural Rocky View County T3Z 0B4

MLS® #: **A2166517**

Area: **Springbank**

Listing Date: **09/19/24**

List Price: **\$2,250,000**

Status: **Active**

County: **Rocky View County**

Change: **-\$30k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Rocky View
County**

Finished Floor Area

Abv Sqft: **3,749**

Low Sqft:

Ttl Sqft: **3,749**

Year Built:

2017

Lot Information

Lot Sz Ar:

91,476 sqft

Lot Shape:

DOM

63

Layout

Beds:

5 (4 1)

Baths:

4.5 (4 1)

Style:

**2 Storey, Acreage
with Residence**

Parking

Ttl Park:

12

Garage Sz:

5

Access:

Lot Feat:

Park Feat:

Cul-De-Sac, Level, Pie Shaped Lot

Driveway, Heated Garage, Oversized, Quad or More Attached

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Septic Field, Septic Tank

Ext Feat:

Courtyard, Other

Construction:

See Remarks, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Shared Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Range, Range Hood, Refrigerator, See Remarks, Washer, Water

Int Feat:

Purifier, Window Coverings, Wine Refrigerator

Utilities:

Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks

Room Information

Room

Level

Dimensions

2pc Bathroom

Main

6`6" x 5`7"

Foyer

Main

11`9" x 9`8"

Living Room

Main

16`0" x 20`8"

Office

Main

16`1" x 11`7"

4pc Ensuite bath

Second

8`7" x 8`11"

Room

Level

Dimensions

Dining Room

Main

6`0" x 13`0"

Kitchen

Main

16`7" x 23`6"

Mud Room

Main

11`0" x 9`6"

3pc Bathroom

Second

12`1" x 4`11"

5pc Ensuite bath

Second

11`9" x 12`2"

Bedroom	Second	12`1" x 11`9"	Bedroom	Second	14`8" x 15`3"
Bedroom	Second	12`1" x 12`0"	Family Room	Second	16`0" x 13`11"
Laundry	Second	6`7" x 7`11"	Bedroom - Primary	Second	21`4" x 17`0"
Walk-In Closet	Second	8`11" x 6`8"	4pc Bathroom	Basement	10`6" x 4`11"
Other	Basement	9`0" x 11`10"	Bedroom	Basement	10`11" x 11`9"
Other	Basement	10`6" x 15`11"	Game Room	Basement	33`0" x 42`10"
Furnace/Utility Room	Basement	10`6" x 11`6"	Wine Cellar	Basement	9`11" x 9`8"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		CR			
Legal Desc:		0914791			
		Remarks			
Pub Rmks:		<p>Sophistication in Springbank! Return to nature's solitude, with sweeping views, gorgeous sunsets & a breathing space to rejuvenate! Welcome to this stylish family home, with over 5000 sq. ft. of developed space, 5 bedrooms, 4.5 bathrooms, plus 5 car attached garages! The grand 2 storey foyer sets the stage and as you enter you are captivated by the views. The wide open main level showcases a large living space, with a feature fireplace / built-ins, plus the adjacent dining area. Enjoy gourmet cooking in the chef's kitchen, complete with Wolf 6 burner stove, plus grill and double ovens, SubZero fridge/freezer duo, a built-in Miele coffee station, plus an "Urban Cultivator"- that grows your herbs and greens... fresh for your dinner plate! The oversized quartz island with a prep sink and dishwasher is perfect for seating 6! A private butler's pantry complements the kitchen. The main floor office with wainscotting detail is spacious with its built-in cabinetry. Two separate mud rooms - with built-in lockers - complete the main level living space! Ascend to the upper bonus room with its cozy fireplace, built-in cabinetry, quartz counters sink and bar fridge. With double master suites and private ensuites , (4 bedrooms up, 3 full bathrooms - jack and jill bath between bedrooms 2 & 3), you have space for everyone. The primary master has a sitting area, walk-in closet with built-in drawers and shelves, plus a spa-like ensuite with a stand-alone soaker tub, dual vanity sinks, plus an oversized steam shower. The walk-out basement features a large wet bar with quartz counters and built-in cabinetry, with a bar fridge. A separate oversized wine cellar, complete with a tasting space, compliments this area. A wide open recreation area is perfect for separate sitting areas. The media / movie room has built-ins and is wired for surround sound. Bedroom #5 is bright with a walk-in closet and adjacent 4 piece bath. Very few homes in Springbank offer you attached garages for 5 cars! "Brand New Epoxy Flooring" to both garages (never been driven on yet)! The triple car garage is heated, for your comfort. This home was mostly completed as new in 2019, however, recently the final finishing has taken place. Newly lacquered kitchen and island! New carpet/underlay throughout walk-out and stairways (all other areas are white oak hardwood or tile). High-end water filtration system at the inlet to the home's water supply. You will be bathing in and drinking only filtered water! This home feels like new and exudes 3 Minutes from Stoney Trail and all amenities of Aspen Estates...plus minutes from Calgary's best private and public schools!</p>			
Inclusions:		Urban Cultivator, total 2 wine fridges			
Property Listed By:		eXp Realty			

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











