

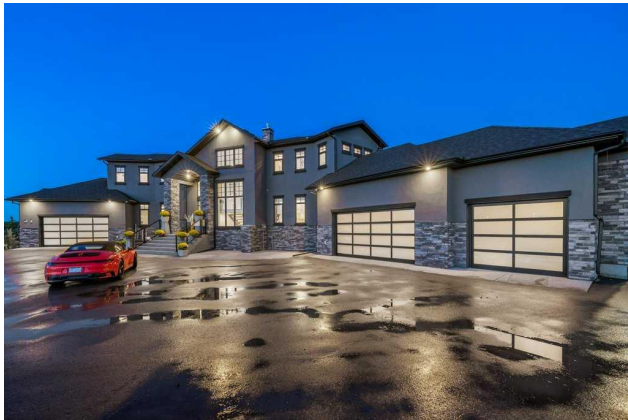


THE
A-TEAM

**RE/MAX
FIRST**

31 WINDHORSE Green, Rural Rocky View County T3Z 0B4

MLS® #: **A2166517** Area: **Springbank** Listing Date: **09/19/24** List Price: **\$2,480,000**
 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: **2017**
 Lot Information
 Lot Sz Ar: **91,476 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,749**
 Low Sqft:
 Ttl Sqft: **3,749**

DOM

9
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: **Cul-De-Sac, Level, Pie Shaped Lot**
 Park Feat: **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 Purifier, Window Coverings, Wine Refrigerator**
 Int Feat: **Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`6" x 5`7"	Dining Room	Main	6`0" x 13`0"
Foyer	Main	11`9" x 9`8"	Kitchen	Main	16`7" x 23`6"
Living Room	Main	16`0" x 20`8"	Mud Room	Main	11`0" x 9`6"
Office	Main	16`1" x 11`7"	3pc Bathroom	Second	12`1" x 4`11"
4pc Ensuite bath	Second	8`7" x 8`11"	5pc Ensuite bath	Second	11`9" x 12`2"

Bedroom Second 12`1" x 11`9"
Bedroom Second 12`1" x 12`0"
Laundry Second 6`7" x 7`11"
Walk-In Closet Second 8`11" x 6`8"
Other Basement 9`0" x 11`10"
Other Basement 10`6" x 15`11"
Furnace/Utility Room Basement 10`6" x 11`6"

Bedroom Second 14`8" x 15`3"
Family Room Second 16`0" x 13`11"
Bedroom - Primary Second 21`4" x 17`0"
4pc Bathroom Basement 10`6" x 4`11"
Bedroom Basement 10`11" x 11`9"
Game Room Basement 33`0" x 42`10"
Wine Cellar Basement 9`11" x 9`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple CR
 Legal Desc: **0914791**

Remarks

Pub Rmks: **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 "miles of 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, AND 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. Brand new lacquered kitchen and island! Newly painted in final areas and brand 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 "HEALTH", "HAPPINESS", and "REJUVENATION" throughout. 3 Minutes from Stoney Trail and all amenities of Aspen Estates...plus minutes from Calgary's best private and public schools!**

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

