



THE A-TEAM

RE/MAX FIRST

127 SOLACE RIDGE Place, Rural Rocky View County T3Z 3M9

MLS® #: A2166803 Area: Solace Ridge Estates Listing Date: 09/19/24 List Price: \$2,995,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: County
Year Built: 2000
Lot Information
Lot Sz Ar: 89,298 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 3,001
Low Sqft:
Ttl Sqft: 3,001

DOM 9
Layout
Beds: 4 (2 2)
Baths: 4.5 (4 1)
Style: Acreage with Residence, Bungalow
Parking
Ttl Park: 8
Garage Sz: 4

Access:
Lot Feat: Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers, Treed, Views
Park Feat: Heated Garage, Insulated, Oversized, Quad or More Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: In Floor, Forced Air, Natural Gas
Sewer: Septic Field, Septic Tank
Ext Feat: Balcony, BBQ gas line, Built-in Barbecue, Fire Pit, Lighting, Mistig System, Private Yard

Construction: Stone, Stucco, Wood Frame, Wood Siding
Flooring: Ceramic
Tile, Concrete, Cork, Hardwood, Slate, Stone, Tile
Water Source: Co-operative
Fnd/Bsmnt: Poured Concrete

Kitchen Appl: Bar Fridge, Built-In Electric Range, Central Air Conditioner, Convection Oven, Dishwasher, Disposal, Double Oven, Dryer, Electric Cooktop, Freezer, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Instant Hot Water, Microwave, Microwave Hood Fan, Oven, Range Hood, Refrigerator, Washer, Washer/Dryer, Water Purifier, Window Coverings, Wine Refrigerator

Int Feat: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Steam Room, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Utilities:

Room Information

Room Level Dimensions Room Level Dimensions

Foyer	Main	10`3" x 8`8"
Living Room	Main	19`11" x 17`3"
Breakfast Nook	Main	13`10" x 13`0"
Mud Room	Main	13`2" x 11`2"
Bedroom - Primary	Main	18`0" x 15`11"
5pc Ensuite bath	Main	11`10" x 11`10"
Bedroom	Main	13`7" x 11`2"
Game Room	Lower	33`0" x 17`2"
Bedroom	Lower	15`9" x 13`0"
Bedroom	Lower	20`4" x 13`6"
Laundry	Lower	8`8" x 8`1"
Furnace/Utility Room	Lower	52`1" x 13`8"

Den	Main	13`10" x 12`10"
Kitchen	Main	20`11" x 15`9"
Dining Room	Main	15`9" x 12`9"
Laundry	Main	10`11" x 7`10"
Walk-In Closet	Main	12`6" x 11`7"
3pc Ensuite bath	Main	9`6" x 6`1"
2pc Bathroom	Main	7`10" x 3`11"
Exercise Room	Lower	13`9" x 12`11"
4pc Bathroom	Lower	15`10" x 16`4"
5pc Bathroom	Lower	11`9" x 10`11"
Walk-In Closet	Lower	12`6" x 5`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **9912713**

Zoning:  
**R-CRD**

Remarks

Pub Rmks: **Nestled in the picturesque countryside, is an exquisite estate that embodies luxury, serenity, and sophistication. This custom-built home is a harmonious blend of modern design and timeless elegance, offering breathtaking panoramic views of the Rocky Mountains and majestic Alberta sky. Spanning across a sprawling lot, the property boasts meticulously landscaped grounds, featuring mature trees, pristine lawns, and beautifully manicured gardens. The grand entrance welcomes you into a world of refinement, with soaring ceilings, expansive windows, and an abundance of natural light that bathes the interiors in a warm, inviting glow. Inside, every detail has been thoughtfully curated. The gourmet chef's kitchen is equipped with top-of-the-line appliances, custom cabinetry, and a large central island perfect for both intimate gatherings and grand entertaining. The open-concept living spaces flow seamlessly, offering both comfort and elegance with high-end finishes, hardwood floors, and a statement fireplace as the focal point. The master suite is a private retreat, offering an expansive walk-in closet, spa-like ensuite with a deep soaking tub, steam room and floor-to-ceiling windows that frame the stunning views. Additional bedrooms are generously sized, each with their own luxurious touches and ensuite bathrooms. The fully finished basement offers a variety of leisure options, including a large rec room, gym, wet bar and ample space for entertainment. Additionally you will find lots of storage including a cedar closet, updated state of the art mechanical, and access to the garage upstairs. Step outside to a private outdoor oasis, where you'll find a spacious decks and patios, outdoor fireplace, and multiple seating areas ideal for gatherings or simply soaking in the tranquility of nature. With acres of privacy and no detail overlooked, this property is not just a home—it's a sanctuary of peace and refinement, perfectly situated in one of Alberta's most desirable rural communities. Experience the ultimate in country living without sacrificing proximity to urban amenities—this rare property offers the best of both worlds.**

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

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











