



THE
A-TEAM

**RE/MAX
FIRST**

30124 BUNNY HOLLOW Drive, Rural Rocky View County T3R 1H6

MLS® #: **A2167438** Area: **Bearspaw_Calg** Listing Date: **09/20/24** List Price: **\$4,198,000**
 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: **2018**
Lot Information
 Lot Sz Ar: **1,127,332 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,358**
 Low Sqft:
 Ttl Sqft: **2,358**

DOM

61
Layout
 Beds: **5 (2 3)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Lawn,Gentle Sloping,Greenbelt,No Neighbours Behind,Many Trees,Yard Drainage,Pasture,Rectangular Lot,See Remarks,Wooded**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Combination,In Floor,Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Mixed**
 Flooring: **Carpet,Tile,Wood**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Garage Control(s),Gas Cooktop,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`5" x 16`0"	Dining Room	Main	13`2" x 13`8"
Kitchen	Main	15`2" x 30`8"	Bedroom - Primary	Main	16`8" x 14`6"
Bedroom	Main	14`0" x 15`0"	Bedroom	Lower	14`7" x 13`11"
Bedroom	Lower	18`8" x 15`3"	Laundry	Main	10`0" x 10`11"

Bedroom	Lower	19`0" x 14`4"	Family Room	Lower	13`2" x 15`0"
Bonus Room	Lower	25`11" x 14`0"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R2**
 Legal Desc:

Remarks

Pub Rmks: **Nestled on a stunning 25.88-acre sub-dividable lot, this incredible acreage offers the ultimate blend of natural beauty and luxurious living. The land is richly adorned with mature trees, rolling hills, and serene ponds, creating a peaceful haven that is perfect for equestrian enthusiasts, complete with multiple horse shelters and fenced pastures. As you step into the main entrance, you're welcomed by an open-concept design that flows effortlessly into the heart of the home. The grandeur of the space is amplified by soaring 9-foot ceilings and expansive floor-to-ceiling triple glazed windows, allowing natural light to flood the main living area. At the heart of the home, the gourmet kitchen is a chef's dream, boasting custom cabinetry, a striking central island, and top-tier appliances, including a Sub-Zero refrigerator and a Wolf gas stove. Ideal for both intimate dinners and grand entertaining, the kitchen opens to a formal dining area that extends to a large back deck, offering breathtaking views of the property's rolling landscape. Just off the kitchen, the spacious living room invites you to relax in front of a sleek, ultra-modern wood-burning stove, capable of heating the entire home if desired. The room's 11-foot ceilings & floor-to-ceiling windows continue the theme of bringing the outdoors in, framing picturesque views of the estate. The main floor also features the primary bedroom, a peaceful retreat with direct access to a private balcony where you can enjoy your morning coffee while taking in the tranquil surroundings. This thoughtfully designed room includes a generous walk-in closet and a luxurious 5-piece ensuite. A second bedroom on the main level offers large windows and a 4-piece ensuite, providing comfort and privacy. The lower level of the home offers even more space for family and friends, with a spacious family room and three additional bedrooms. Two of these bedrooms are connected by rough-ins for a Jack and Jill bathroom, offering convenience and versatility. The walkout lower level opens directly onto the property, presenting an ideal opportunity to create an additional outdoor living space, such as a patio that capitalizes on the estate's stunning views. Rounding out the home is an oversized triple garage with heated floors, which connects to a large mudroom and laundry room on the main level, providing ample storage and practicality. This high efficiency property is more than just a home—it's an exceptional lifestyle opportunity, offering endless potential for those seeking a serene retreat with the conveniences of modern luxury just minutes from Calgary.**

Inclusions: **Freezer in Garage, Sky Light Remote**
 Property Listed By: **RE/MAX First**

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













