



THE
A-TEAM

**RE/MAX
FIRST**

43 PALOMINO Boulevard, Rural Rocky View County T3Z 1B9

MLS® #: **A2167767** Area: **Springbank Links** Listing Date: **09/21/24** List Price: **\$1,195,000**
Status: **Active** County: **Rocky View County** Change: **-\$75k, 03-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County** Finished Floor Area
Year Built: **2001** Abv Sqft: **1,771**
Low Sqft:
Ttl Sqft: **1,771**

Lot Information

Lot Sz Ar: **12,632 sqft**
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Cul-De-Sac,Dog Run Fenced In,Front Yard,Lawn,Gentle Sloping,Interior Lot,No Neighbours Behind,Landscaped,Street Lighting,On Golf Course,Pie Shaped Lot,Private,See Remarks**

Park Feat: **Triple Garage Attached**

DOM

15
Layout
Beds: **4 (1 3)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air**
Sewer: **Sewer**
Ext Feat: **BBQ gas line,Dog Run,Garden,Private Entrance,Private Yard,Rain Gutters,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Double Oven,Electric Range,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Central Vacuum,Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Skylight(s),Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`6" x 13`10"	Breakfast Nook	Main	13`6" x 8`8"
Living Room	Main	21`9" x 11`9"	Dining Room	Main	14`8" x 12`11"
Den	Main	12`3" x 12`1"	Bedroom - Primary	Main	15`11" x 13`5"
Laundry	Main	14`9" x 12`2"	5pc Ensuite bath	Main	
2pc Bathroom	Main		Family Room	Lower	21`4" x 14`3"

Bedroom	Lower	16`11" x 12`10"	Bedroom	Lower	19`6" x 13`5"
Bedroom	Lower	18`9" x 13`10"	4pc Bathroom	Lower	
Storage	Lower	28`7" x 19`1"			

Legal/Tax/Financial

Condo Fee:
\$600

Title:
Fee Simple
 Fee Freq:
Semi-Annually

Zoning:
DC25, DC26

Legal Desc: **9611742**

Remarks

Pub Rmks: **Wow! Wow! This incomparably located executive bungalow overlooks the 14th fairway of the prestigious Springbank Links Golf course and offers serene views of the Bow River valley along with views of the majestic Rocky Mountains to the west. Exquisitely appointed and meticulously maintained this custom executive bungalow offers a bright open floor plan with 10 foot ceilings, a luxurious chef's kitchen with dual wall ovens, gas countertop stove, built-in drawered microwave, corner pantry, large central island with entertainment bar, a bright sunny nook overlooking an expansive view deck with natural gas BBQ extension, an expansive great room with central gas fireplace and magnificent views, a large formal dining room, spacious front den and a huge primary bedroom with walk-in closet and elegantly updated 5 pc ensuite. The fully finished walkout level features a large family room with a 2nd gas fireplace, 3 other large bedrooms, one of which could easily be converted to a home gym, studio or entertainment room, another full bath, a massive storage area that boasts a 300 bottle wine cooler (included) and direct access from the garage via an internal stairwell, making moves in and out of the basement a breeze. This one of a kind property is exquisitely landscaped with a variety of beds and perennials, boast a private, elegant front patio, another large patio with hot tub (included), and a secluded third lower patio with a chiminea firepit perfect for family gathering under the stars. Other features of this incomparable home include an oversized triple attached garage (one bay being tandem), additional parking for at least 3 or 4 more vehicles on the driveway, extensive use of sanded-on-site oak hardwood floors on the main, expansive main floor laundry with wash sink and granite counter-tops, dual skylights on the main, oversized windows providing a view from practically every room in the house, 22x12 view deck with glass railings and spiral staircase to lower level, wired sound in the principal rooms on the main floor, durable long-life clay tile roof, walkout basement with views from the family room and 2 large bedrooms, an abundance of storage in the lower level and garage, 2nd fridge in basement, built-in vacuum system and attachments, 2 tone-stucco and brick facade, private fenced dog-run, a quiet cul-de-sac location, steps to Springbank Links Golf Course Club house, 25 mins to downtown Calgary and a whisper quiet location that will make you feel like you are in your own private paradise. This superb executive property is perfect for empty nesters or those with older children, is walking distance to the Bow River and offers close proximity to a premier private sports school and highly rated Rocky View public schools (K-12) with convenient school bus service. Though close to the city views of the stars and mountains in this location are breathtaking and afford a tranquility that will make you never want to leave.**

Inclusions:
 Property Listed By: **Hot Tub
 RE/MAX First**

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











