



THE
A-TEAM

**RE/MAX
FIRST**

16 WINDHORSE Bay, Rural Rocky View County T3Z 0B4

MLS® #: **A2168474** Area: **Windhorse Manor** Listing Date: **09/25/24** List Price: **\$1,790,000**
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: **88,862 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard, Landscaped, Underground Sprinklers, Treed, Views**
Park Feat: **Front Drive, Triple Garage Attached**

DOM

3
Layout
Beds: **7 (4 3)**
Baths: **4.0 (3 2)**
Style: **Acreage with Residence, Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler, In Floor, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **BBQ gas line, Built-in Barbecue, Courtyard, Fire Pit, Lighting, Outdoor Kitchen**

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source: **Private**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Double Oven, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`9" x 8`1"
Pantry	Main	9`4" x 7`2"
Living Room	Main	17`6" x 15`7"
Laundry	Main	10`1" x 5`4"
2pc Bathroom	Main	6`1" x 4`6"
Bedroom - Primary	Main	20`1" x 14`0"

Room	Level	Dimensions
Kitchen	Main	18`6" x 15`4"
Dining Room	Main	15`5" x 9`2"
Den	Main	11`4" x 11`2"
Mud Room	Main	8`3" x 7`2"
2pc Bathroom	Main	7`2" x 5`6"
Walk-In Closet	Main	10`7" x 10`6"

5pc Ensuite bath **Main** **16`2" x 10`7"**
Bedroom **Main** **13`0" x 11`3"**
5pc Bathroom **Main** **13`1" x 8`2"**
Bedroom **Lower** **14`2" x 12`0"**
Bedroom **Lower** **12`11" x 10`11"**
Storage **Lower** **22`6" x 19`0"**

Bedroom **Main** **12`11" x 11`1"**
Bedroom **Main** **13`10" x 10`11"**
Game Room **Lower** **52`1" x 29`11"**
Bedroom **Lower** **15`4" x 13`3"**
4pc Bathroom **Lower** **11`3" x 11`1"**
Storage **Lower** **11`0" x 7`5"**

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CRD**
 Legal Desc: **0914791**

Remarks

Pub Rmks: ****OPEN HOUSE - Sat Sep 28 (1-3pm)**Immaculate 7 bedroom family home on an expansive 2 acre lot in Springbank! This property with vast mountain views includes 2600 square feet of living space, and tons of outdoor space. Featuring a batting cage, a playset, a fire pit, a pond, a garden, and an awesome treehouse, there are plenty of activities for the kids! The outdoor kitchen with 2 built in BBQs and stone patio is perfect for summer entertaining and alfresco dining. Inside, Canadian manufactured hardwood flooring is found throughout the main floor. Natural light pours in from the floor to ceiling windows in the family room/dining area, and the stone fireplace in the family room provides warmth on those cooler winter nights. French doors open up to the large covered deck with glass railing, perfect for ease of entertaining outdoors. The beautiful bright kitchen features ceiling height cabinetry, quartz countertops, an oversized island with seating, double ovens, a large walk in pantry, and a prep kitchen - a convenient addition to make hosting effortless! The generously sized primary bedroom features recessed lighting, wainscotting accent walls, hardwood floors, large windows, and access to the deck. The split bathroom ensuite includes dual sinks, tiled flooring and large tiled shower. The walk-in closet is accessible through the ensuite, and the laundry room is accessed through the closet, which includes tons of storage and a double washer and dryer. There are 3 additional bedrooms on this floor, a 2 piece bathroom, an office, and a mud room with built-in storage. The fully finished basement includes a stone fireplace, a wet bar with fridge and dishwasher, a large Rec room, LVP flooring, and 3 generously sized bedrooms, one with a built-in desk. The 4-piece bathroom includes dual sinks and an accessible walk-in shower. There is a double attached garage, as well as a huge workshop garage, complete with a bathroom and car lift - a car enthusiast's dream! Additional features include: Solar panels installed on the roof, in floor boiler heating on all floors including the garage, Central air, upgraded electrical, fibre mesh concrete in foundation and footings (with 20 mil rebar for max strength), roughed in sprinkler system, triple paned Lux windows, and insulated interior walls to reduce sound. HOA fee includes weekly garbage and recycling pick up. Close to several golf clubs, shopping areas and schools, this amazing location with beautiful mountain views is perfect for a large growing family.**

Inclusions: **Built-in Deck Speakers, 2nd Dishwasher**
 Property Listed By: **eXp Realty**

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











