

## 51 COUNTRY LANE Terrace, Rural Rocky View County T3Z1H8

MLS®#: A2168652 Area: Springbank Listing 10/02/24 List Price: **\$2,899,900** 

Status: Active **Rocky View County** Change: None Association: Fort McMurray County:

Date:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

**General Information** 

Residential Prop Type: Sub Type: Detached

City/Town: **Rural Rocky View** Finished Floor Area Abv Saft: County

> 2002 Low Sqft: Ttl Sqft:

86,248 sqft

**Parking** 

DOM

112

Layout

Beds:

Baths:

Style:

4,830

4.830

Ttl Park: 0 3 Garage Sz:

5 (23)

4.5 (4 1)

Acreage with

Residence, Bungalow

Access: Lot Feat: Landscaped, Treed **Triple Garage Attached** Park Feat:

**Utilities and Features** 

Roof: **Asphalt Shingle** 

Heating: In Floor, Forced Air, Natural Gas Sewer: Septic Field, Septic Tank

**Outdoor Kitchen** Ext Feat:

Construction:

Stone, Stucco, Wood Frame

Flooring:

Carpet, Cork, Hardwood, Stone, Tile

Water Source: Co-operative Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: None

Int Feat: Kitchen Island, See Remarks, Walk-In Closet(s), Wet Bar

**Phone At Lot Line Utilities:** 

**Room Information** 

Room Level Dimensions Room Level Dimensions Other Main 16`6" x 10`0" **Family Room** Main 28`8" x 23`4" Other Main 17`10" x 14`7" 20`6" x 16`2" Kitchen Main Main 20`11" x 12`0" 20`6" x 16`4" Nook **Family Room** Main Living Room Main 18`6" x 18`2" **Dining Room** Main 16`6" x 16`6" Office Main 13`4" x 12`3" **Bedroom - Primary** 23`0" x 18`2" Main Walk-In Closet Main 15`7" x 9`10" 6pc Ensuite bath Main 18`6" x 14`11" **Bedroom** Main 15`11" x 12`10" 5pc Ensuite bath 11`5" x 8`3" Main 2pc Bathroom Main 7`1" x 6`2" Foyer Main 11`3" x 10`6"

Mud Room	Main	14`5" x 8`5"	Laundry	Main	13`8" x 7`5"
Family Room	Lower	17`9" x 11`7"	Game Room	Lower	20`3" x 14`10"
Other	Lower	9`10" x 8`2"	Bedroom	Lower	22`10" x 15`2"
Walk-In Closet	Lower	9`6" x 9`3"	5pc Ensuite bath	Lower	11`7" x 6`5"
Bedroom	Lower	14`8" x 13`8"	Bedroom	Lower	16`11" x 16`2"
Media Room	Lower	22`9" x 14`0"	Exercise Room	Lower	21`4" x 17`9"
Other	Lower	15`3" x 10`2"	Sauna	Lower	7`10" x 6`9"
Storage	Lower	12`5" x 5`0"	Cold Room/Cellar	Lower	8`2" x 7`10"
Laundry	Lower	13`3" x 11`6"	4pc Bathroom	Lower	
-			Legal/Tax/Financial		

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **9411017** 

Remarks

Pub Rmks:

Welcome to this exceptional detached residence, expertly designed and crafted by Maillot Homes. This sprawling ranch-style bungalow offers over 4,800 square feet of luxurious living space on the main floor, complemented by an additional 4,453 square feet on the fully developed lower level. The original home was substantially renovated in 2011, with an impressive addition completed in 2015, seamlessly blending modern elegance with timeless comfort, From the moment you step inside, you'll notice the meticulous attention to detail in the decor and high-end finishes. The main floor boasts a private den with custom-built workstations, perfect for a home office. The gourmet kitchen is a dream, featuring professional-grade appliances, ample cabinetry, and a spacious island ideal for entertaining. Adjacent to the kitchen are stunning formal living and dining rooms, each thoughtfully designed to create a warm, inviting atmosphere. The family room, also located on the main floor, offers a cozy space for relaxation, surrounded by rich hardwood flooring that flows throughout most of the level. A dominant feature of the home is the grand great room, boasting soaring ceilings and expansive windows that flood the space with natural light. Anchoring the room is a stunning floorto-ceiling stone-finished, wood-burning fireplace, adding a rustic charm and warmth to the modern elegance of the space. Perfectly designed for large-scale entertainment, the great room also features a custom wet bar and a striking two-level wine cellar, ideal for displaying and storing an extensive collection. This room is truly the heart of the home, offering both sophistication and comfort in equal measure. The master suite is a true retreat, complete with a luxurious steam shower, heated tile floors, a grand walk-in closet, and a fireplace, creating a tranguil sanctuary where every detail has been considered. The lower level continues the home's impeccable design, offering expansive entertainment spaces. A large billiards and games area is perfect for hosting gatherings, while the fully equipped wet bar, home gym, and wine room cater to every lifestyle need. Relax in the sauna after a workout, or retreat to one of the three additional bedrooms on this level. Abundant storage throughout ensures every convenience is at your fingertips. Car enthusiasts will appreciate the triple attached heated garage, as well as the bus barn large enough to accommodate an A-class motorhome. Set on two acres of professionally landscaped grounds, this property features an outdoor gas fireplace and BBQ area, ideal for enjoying the unobstructed mountain views. This residence is the perfect blend of luxury, comfort, and style, offering an unparalleled living experience both inside and out. Minutes to public and private schools, 30 mins to the airport and downtown Calgary.

Inclusions:

Property Listed By: RE/MAX House of Real Estate

N/A

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









