



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 CHERRY VALLEY Court, Rural Rocky View County T3R 1C9**

MLS® #: **A2168980**      Area: **Cherry Valley Est**      Listing Date: **09/27/24**      List Price: **\$1,700,000**  
 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: **1979**  
 Lot Information  
 Lot Sz Ar: **174,240 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,379**  
 Low Sqft:  
 Ttl Sqft: **2,379**

DOM

**117**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Acreage with Residence,Bungalow**

Parking

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

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Garden,Low Maintenance Landscape,Gentle Sloping,No Neighbours Behind,Landscaped,Many Trees,Yard Drainage,Yard Lights,Paved,Private,Treed**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,In Floor,Forced Air**  
 Sewer: **Septic System,Septic Tank**  
 Ext Feat: **Garden,Lighting,Private Yard,Storage**

Construction: **Brick,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Cork,Hardwood,Marble,Slate**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		4pc Ensuite bath	Main	
Bedroom	Main	11`11" x 11`5"	Bedroom	Main	11`11" x 11`6"
Breakfast Nook	Main	13`6" x 13`0"	Dining Room	Main	13`8" x 19`5"
Kitchen	Main	13`6" x 14`5"	Laundry	Main	13`6" x 19`0"

<b>Living Room</b>	Main	22`3" x 23`3"	<b>Bedroom - Primary</b>	Main	13`5" x 12`10"
<b>Bonus Room</b>	Main	6`0" x 2`10"	<b>Game Room</b>	Lower	38`1" x 16`3"
<b>Bedroom</b>	Lower	14`7" x 12`2"	<b>Storage</b>	Lower	12`9" x 11`6"
<b>Furnace/Utility Room</b>	Lower	8`3" x 6`2"	<b>Office</b>	Lower	12`1" x 11`3"
<b>3pc Bathroom</b>	Lower		<b>Furnace/Utility Room</b>	Lower	22`9" x 13`4"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-RUR**  
 Legal Desc:

Remarks

Pub Rmks: **Stunning, sprawling bungalow that boasts of luxury and comfort. The home is situated in a peaceful and serene neighborhood that provides a relaxing and tranquil environment. The property is easily accessible, just a few minutes drive from major shopping centers, schools, and all amenities and boasts a 2,380 sqft home that is designed to impress, featuring modern and stylish finishes including exterior gemstone lighting and showcases an incredible 2800 sqft shop with all the upgrades. The self-contained shop boasts 16ft ceilings with 14x12ft doors, in-floor heating, a 3pc bathroom, upper level loft with deck and holding tank! Moving into the home, the open-concept living area creates a spacious and bright ambiance that allows natural light to flow in, accentuating the sleek vinyl plank floors, upgraded light fixtures and shutters on all main floor windows. The high ceilings and large windows offer a breathtaking view of the surrounding landscape. The dining area, which is designed to accommodate a large dining table, is perfect for family gatherings and entertaining guests and boasts a beautiful fireplace with white brick surround that is replicated in the kitchen as well. The kitchen is a chef's dream, featuring top-of-the-line stainless steel appliances, quartz countertops, and an abundance of storage space. The kitchen island provides additional counter space and doubles as a breakfast bar. The main level of the home also features a cozy family room, complete with a gas fireplace, perfect for those chilly winter nights. The family room is designed to offer a relaxing and comfortable atmosphere, with large windows that provide an unobstructed view of the backyard. The backyard is a private oasis, featuring a large deck and grassed area that is perfect for outdoor entertaining and relaxation and is complete with a horse shelter and shed. The primary suite is a luxurious retreat, featuring a large closet and an ensuite bathroom that is complete with a large soaker tub, in-floor heating and a steam shower. The additional two bedrooms are spacious and bright, each with ample closet space and large windows that provide natural light with close proximity to the gorgeous 3pc bathroom with in-floor heating. Completing this level is an incredible laundry and mudroom space and attached triple car garage. The lower level of the home is fully finished and features a large recreation room and family room space, boasting a fireplace with stone surround and is topped off with another bedroom and 3pc bathroom. Additional features of this incredible property include ELAN home entertainment system, air conditioning, an R/O System, newer windows, water softener, 750 gallons of fresh water storage and central vacuum system. This home is the perfect blend of style, comfort, and functionality. The attention to detail and high-end finishes are evident throughout the home, making it a must-see for anyone looking for a luxurious and spacious family home in a peaceful & serene environment!**

Inclusions:  
 Property Listed By: **2x main floor TV's**  
**RE/MAX First**

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











