



THE A-TEAM

RE/MAX FIRST

31 COUNTRY LANE Terrace, Rural Rocky View County T3Z 1H8

MLS® #: A2169072 Area: Country Lane Estates Listing Date: 09/27/24 List Price: \$1,495,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: Rural Rocky View County
Year Built: 1999
Lot Information
Lot Sz Ar: 86,248 sqft
Lot Shape:

DOM

85
Layout
Beds: 5 (4 1)
Baths: 4.5 (4 1)
Style: 2 Storey, Acreage with Residence

Parking

Ttl Park: 6
Garage Sz: 3

Access:
Lot Feat: Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Treed, Views
Park Feat: Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer: Septic Field, Septic Tank
Ext Feat: Dog Run
Construction: Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source: Co-operative
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Bar Fridge, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Int Feat: French Door, Granite Counters, Kitchen Island, Pantry, Recessed Lighting
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Living Room, Kitchen, etc. with their levels and dimensions.

**Bedroom** Upper 12`3" x 9`10"  
**4pc Bathroom** Upper 11`2" x 4`11"  
**4pc Ensuite bath** Upper 9`8" x 5`0"  
**Exercise Room** Lower 11`11" x 11`8"  
**Bedroom** Lower 16`4" x 13`10"  
**Storage** Lower 9`10" x 5`11"

**Bedroom** Upper 11`2" x 9`7"  
**Bedroom** Upper 14`9" x 11`11"  
**Family Room** Lower 21`6" x 14`8"  
**Media Room** Lower 23`10" x 12`6"  
**3pc Bathroom** Lower 8`5" x 5`10"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9411017**

Zoning:  
**R-CRD**

Remarks

**Pub Rmks:** Listing is in process of being conditionally terminated. No Showings at this time. Welcome to 31 Country Lane Terrace, a beautifully designed 5-bedroom, 4.5-bathroom family home, perfect for those seeking space, style, and comfort. Located in a peaceful and prestigious neighborhood, this home offers over 4,000 square feet of luxurious living on all levels. Step inside to be greeted by an expansive open-concept main floor, featuring a bright grand living room with large windows, spectacular 18' ceilings, fireplace and elegant finishes throughout. The gourmet kitchen is equipped with high-end stainless steel appliances, granite countertops, and a spacious island for entertaining. The adjacent dining area flows effortlessly to the cozy family room, creating an ideal layout for family gatherings. Upstairs, the primary bedroom serves as a private retreat with a spa-like 5-piece ensuite, complete with a deep soaker tub, double vanity, and walk-in closet. Three additional generously sized bedrooms provide ample space for family members or guests, two of which include their own ensuite bathrooms, ensuring privacy and convenience. The fully finished basement with separate entry, offers endless possibilities, including a large recreation room, home gym, and even a theater room, along with a full bathroom and fifth bedroom. Outside, the landscaped backyard features a large deck and plenty of room for outdoor activities, perfect for summer barbecues or relaxing evenings. Located in a quiet, family-friendly community, don't miss the chance to make this beautiful property your forever home!

**Inclusions:** N/A  
**Property Listed By:** eXp Realty

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











