



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**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **1999** Abv Sqft: **2,983**
 Lot Information Low Sqft:
 Lot Sz Ar: **86,248 sqft** Ttl Sqft: **2,983**
 Lot Shape:

DOM

127
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** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: **Septic Field, Septic Tank** Water Source: **Co-operative**
 Ext Feat: **Dog Run** 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	10`4" x 6`5"	Den	Main	9`5" x 5`0"
Living Room	Main	16`5" x 11`11"	Kitchen	Main	14`1" x 12`11"
Nook	Main	15`0" x 10`3"	Dining Room	Main	16`6" x 12`0"
Family Room	Main	23`1" x 14`11"	Laundry	Main	10`8" x 6`2"
2pc Bathroom	Main	5`11" x 4`4"	Bedroom - Primary	Upper	18`9" x 14`1"
Walk-In Closet	Upper	11`6" x 6`0"	5pc Ensuite bath	Upper	13`6" x 8`9"

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











