



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31081 WINDHORSE Drive, Rural Rocky View County T2Z 0B5**

MLS® #: **A2169391** Area: **Windhorse Manor** Listing Date: **09/29/24** List Price: **\$2,899,889**  
 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  
 Abv Sqft: **4,466**  
 Low Sqft:  
 Ttl Sqft: **4,466**  
 Year Built: **2017**  
Lot Information  
 Lot Sz Ar: **87,120 sqft**  
 Lot Shape: **2**

Access:  
 Lot Feat: **Irregular Lot,Private,See Remarks,Views**  
 Park Feat: **Oversized,Quad or More Attached**

DOM

**19**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **5.5 (4 3)**  
 Style: **2 Storey,Acreage with Residence**  
Parking  
 Ttl Park: **10**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**  
 Heating: **In Floor,Forced Air,Hot Water,Humidity Control,Natural Gas,Zoned** Flooring: **Carpet,Hardwood**  
 Sewer: **Septic Field,Septic Tank** Water Source: **Shared Well**  
 Ext Feat: **Balcony,Barbecue,BBQ gas line** Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Cooktop,Humidifier,Range Hood,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Vaulted Ceiling(s)**  
 Utilities: **Heating None,Electricity Paid For,Phone Not Available,Water Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	19`10" x 5`3"	Dining Room	Main	16`6" x 12`6"
2pc Bathroom	Main		Mud Room	Main	9`11" x 11`0"
Pantry	Main	11`3" x 6`5"	Living Room	Main	19`11" x 21`7"
Kitchen	Main	21`9" x 19`2"	Balcony	Main	49`4" x 13`8"
Mud Room	Main	8`3" x 8`0"	2pc Bathroom	Main	
Office	Main	16`6" x 11`0"	Bedroom	Second	15`9" x 11`0"

4pc Ensuite bath	Second	
Laundry	Second	11`0" x 6`6"
3pc Ensuite bath	Second	
Bonus Room	Second	24`11" x 11`6"
5pc Ensuite bath	Second	16`4" x 14`11"
Game Room	Basement	12`1" x 11`9"
Family Room	Basement	43`4" x 20`8"
Cold Room/Cellar	Basement	4`11" x 4`6"
Walk-In Closet	Basement	7`5" x 4`1"

Walk-In Closet	Second	6`11" x 4`5"
Bedroom	Second	16`9" x 11`1"
Balcony	Second	11`2" x 6`0"
Bedroom - Primary	Second	21`0" x 15`11"
Walk-In Closet	Second	11`5" x 10`11"
2pc Bathroom	Basement	
Other	Basement	19`1" x 22`9"
Bedroom	Basement	16`7" x 10`5"
3pc Ensuite bath	Basement	

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **914791**

Zoning: **rc-1**

Remarks

Pub Rmks: **Experience ultimate luxury and tranquility in this exquisite Windhorse Manor estate, boasting 2 acres of magnificently landscaped grounds and breathtaking mountain views. This 6,460+ sq ft architectural masterpiece has been meticulously renovated with unparalleled attention to detail and design by Paul Lavoie. The grand entrance features white oak hardwood floors, wrap-around glass rail staircases, and a stunning foyer with a pop-up TV. The open-concept living space showcases soaring ceilings, floor-to-ceiling windows, and a gourmet kitchen equipped with high-end appliances. The primary retreat offers an abundance of natural light, a 2-way fireplace, and a lavish ensuite with in-floor heat. The lower level features a family movie theatre, wet bar, wine cellar, and ample space for entertaining. The exterior has been transformed into a serene sanctuary with a custom-designed waterfall, pond, and lush vegetation. This prestigious community offers easy access to private and public schools, Calgary's west side, and the Rocky Mountains. Elevate your lifestyle in this unparalleled home with home automation features that control lights, music, pond, and waterfall. Please visit 3D TOUR and call before is to late.**

Inclusions: **n/a**  
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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























