

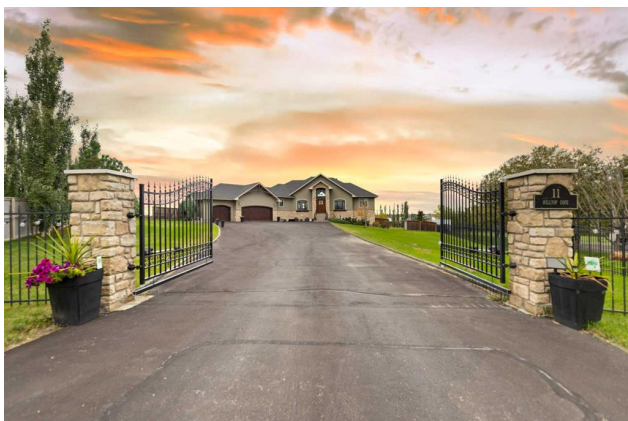


THE
A-TEAM

**RE/MAX
FIRST**

11 HILLTOP Cove, Rural Rocky View County TOM0T0

MLS®#: **A2169495** Area: **NONE** Listing Date: **09/30/24** List Price: **\$1,699,000**
 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: **2011**
 Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Dog Run Fenced In,Front Yard,Irregular Lot,Landscaped,Many Trees**
 Park Feat: **Triple Garage Attached**

DOM

18
Layout
 Beds: **3 (1 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: **Septic Tank** Water Source: **Well**
 Ext Feat: **Barbecue,Basketball Court,Lighting,Playground,Rain Barrel/Cistern(s),Tennis Court(s)** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Gas Range,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Freezer,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Bar,Bookcases,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Recreation Facilities,Sump Pump(s),Tankless Hot Water,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	15`7" x 13`7"	Living Room	Main	21`0" x 18`3"
Family Room	Basement	24`7" x 20`6"	Office	Main	13`10" x 9`4"
Kitchen	Main	20`11" x 17`1"	Flex Space	Basement	19`6" x 15`2"
Media Room	Basement	16`3" x 15`2"	Laundry	Main	22`11" x 10`6"
Breakfast Nook	Main	15`4" x 11`10"	Furnace/Utility Room	Basement	17`7" x 13`4"
Bedroom - Primary	Main	21`8" x 14`11"	Bedroom	Basement	16`2" x 14`11"

Bedroom	Basement	16`7" x 16`1"	2pc Bathroom	Main	10`10" x 4`4"
3pc Ensuite bath	Basement	9`5" x 7`5"	4pc Bathroom	Basement	14`1" x 8`0"
5pc Ensuite bath	Main	15`2" x 13`1"	Walk-In Closet	Main	13`1" x 8`7"
Foyer	Main	14`2" x 7`8"	Wine Cellar	Basement	15`2" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **0812830**

Zoning:
R-1

Remarks

Pub Rmks: **Welcome to 11 Hilltop Cove, a stunning walkout bungalow featuring an impressive 3,008 square feet on the main floor and nearly 6,000 square feet of total developed living space. Nestled on a tranquil 2-acre pie-shaped lot in a peaceful cul-de-sac, this home exudes luxury and comfort. The vaulted and coffered ceilings create an airy atmosphere, complemented by custom built-ins that add both style and functionality. The thoughtfully designed open-concept layout is ideal for family gatherings and entertaining. Step outside to the beautifully landscaped, west-facing backyard, where you'll enjoy breathtaking mountain views and a wealth of outdoor amenities. Engage in recreational activities on the sport court, relax in the swim spa, or gather around the cozy fireplace for memorable outdoor evenings. A charming gazebo offers a shaded retreat, while the dog run provides a safe space for your furry friends to roam. The expansive deck and patio are perfect for alfresco dining or simply soaking in the serene surroundings. The surrounding trees are nourished by an efficient irrigation drip system, ensuring they thrive year-round. Inside, this exceptional home boasts a range of high-end features that elevate everyday living. The luxurious 5-piece master ensuite includes double vanities, a soaking tub, and a spacious walk-in shower with steam, providing a spa-like experience right at home. The large mudroom, complete with laundry facilities, offers practical storage solutions and keeps the home organized and tidy. For entertainment enthusiasts, the custom wine room is perfect for showcasing your collection, while the theatre room guarantees unforgettable movie nights. A triple attached garage provides ample space for vehicles and storage, ensuring both elegance and practicality. 11 Hilltop Cove is truly a one-of-a-kind home that seamlessly blends luxury and comfort. Schedule your private showing today to experience this extraordinary property for yourself!**

Inclusions: **none**
 Property Listed By: **URBAN-REALTY.ca**

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

