



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**270024 N2N ESTATES Ridge, Rural Rocky View County T4B4P9**

MLS®#: **A2171577**

Area: **NONE**

Listing Date: **10/09/24**

List Price: **\$1,999,900**

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: **2015**  
Lot Information  
Lot Sz Ar: **230,868 sqft**  
Lot Shape:

Access: **Front Yard, Landscaped, Rectangular Lot, Views**  
Lot Feat: **Garage Door Opener, Heated Garage, Insulated, Quad or More Detached, Triple Garage Attached**  
Park Feat:

Finished Floor Area  
Abv Sqft: **4,449**  
Low Sqft:  
Ttl Sqft: **4,449**

DOM

**9**  
Layout  
Beds: **8 (5 3 )**  
Baths: **5.0 (4 2)**  
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz: **12**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer: **Septic Field, Septic Tank**  
Ext Feat: **Private Yard**

Construction: **Stone, Stucco, Wood Frame**  
Flooring: **Carpet, Hardwood, Tile**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`3" x 12`10"
Family Room	Main	18`10" x 19`2"
Other	Main	18`10" x 8`0"
Bedroom	Upper	23`7" x 14`9"
Bedroom	Upper	14`10" x 12`0"
Bedroom	Basement	19`1" x 11`8"

Room	Level	Dimensions
Living Room	Main	14`10" x 11`10"
Kitchen	Main	19`1" x 23`10"
Bedroom - Primary	Main	29`2" x 14`6"
Bedroom	Upper	14`9" x 13`3"
Bedroom	Upper	14`10" x 13`3"
Bedroom	Basement	18`8" x 16`5"

<b>Game Room</b>	<b>Basement</b>	<b>20`8" x 19`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>20`6" x 12`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>13`6" x 15`5"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>19`5" x 13`10"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`2" x 7`5"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>14`11" x 12`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`5" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`11" x 4`10"</b>
<b>2pc Bathroom</b>	<b>Basement</b>	<b>6`9" x 8`8"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>17`2" x 13`5"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`10" x 9`8"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`1" x 7`4"</b>
<b>Walk-In Closet</b>	<b>Basement</b>	<b>6`9" x 10`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>12`4" x 32`0"</b>
<b>Balcony</b>	<b>Upper</b>	<b>5`10" x 12`5"</b>	<b>Covered Porch</b>	<b>Basement</b>	<b>17`0" x 46`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>12`3" x 9`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>10`5" x 8`8"</b>
<b>Storage</b>	<b>Main</b>	<b>7`2" x 7`3"</b>	<b>Covered Porch</b>	<b>Main</b>	<b>7`1" x 14`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>12`5" x 13`7"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>17`9" x 13`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`5" x 6`7"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-RUR**  
 Legal Desc: **0815417**

Remarks

Pub Rmks: **LUXURIOUS CUSTOM HOME WITH BREATHTAKING VIEWS! Discover an exquisite CUSTOM BUILT over 4440 sqft home, elegantly designed and set on a stunning 5.30 acre parcel, just minutes north of Calgary and west of Airdrie. This remarkable residence offers the ULTIMATE FUSION OF LUXURIOUS COUNTRY LIVING AND MODERN CONVENIENCE, all while being effortlessly accessible to urban amenities. As you approach this magnificent property, a newly PAVED ASPHALT DRIVEWAY leads you to your private sanctuary and ample parking for family and guests. Upon entering, you're greeted by a grand open-to-above foyer that sets an elegant tone for the entire residence. A SPACIOUS LIVING AREA with custom built-in cabinetry is conveniently located just off the foyer, ideal for guests or a serene library setup. The HUGE GREAT ROOM is a true masterpiece, boasting a striking floor-to-ceiling stone fireplace and a BEAUTIFUL WALNUT BAR that beckons relaxation and celebration. The GOURMET KITCHEN next to family area will impress any chef, adorned with exquisite custom walnut cabinetry, high-end stainless steel appliances, and a generous dining area perfect for entertaining. The stone studded accent wall beautifies the dining area that comes with BREATHTAKING VIEWS of the sun-soaked southern landscape, Calgary's skyline and the majestic western mountains. Step out onto the half-covered SOUTH DECK, where you can dine al fresco and soak in panoramic vistas of the Calgary skyline and the enchanting Rockies. Retreat to the LUXURIOUS PRIMARY SUITE, a personal sanctuary, complete with STONE ACCENT WALLS, a spacious walk-in closet, and a spa-like 5-piece ensuite—your ideal haven for unwinding after a busy day. The upper level features three generously sized bedrooms, two full bathrooms, and a MASSIVE BONUS ROOM that can easily be transformed into an additional bedroom or play area. The walk-out basement is designed for entertainment and equipped with IN-FLOOR HEAT WITH SEPARATE ZONE. This walkout basement is self contained as a legal suite equipped with a spacious kitchen and oversized living room—perfect for guests or extended family. Enjoy movie nights in the theater room or break a sweat in the gym area. The SOUTH SIDE COVERED PORCH with concrete floor offers ample space for outdoor family gatherings. This exceptional property also includes an attached heated and insulated 35x27 garage, ensuring comfort year-round. With THREE FURNACES, a WALL-MOUNTED TANKLESS GAS BOILER for instant hot water, and a 250 GALLON BACKUP WATER TANK with a flow-through system, you'll experience peace of mind and efficiency. Outside, a 30X50 INSULATED GARAGE is ready for IN-FLOOR HEATING installation (just needs boiler), offering endless possibilities for hobbies or projects. Surrounded by trees that enhance both the landscape and privacy, this luxurious acreage retreat is a rare gem. Live a larger life in style and comfort at this unique home. Call to schedule a viewing of this lovely gem of a house.**

Inclusions: **None**  
 Property Listed By: **RE/MAX House of Real Estate**

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











