



THE
A-TEAM

**RE/MAX
FIRST**

15 TAYLOR Bay, Rural Rocky View County T3L 2P7

MLS® #: **A2171669** Area: **Bearspaw_Calg** Listing Date: **10/08/24** List Price: **\$1,499,900**
 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: **1999**
Lot Information
 Lot Sz Ar: **87,120 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,325**
 Low Sqft:
 Ttl Sqft: **2,325**

DOM

43
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:
 Lot Feat: **Cul-De-Sac,Lawn,See Remarks**
 Park Feat: **Additional Parking,Driveway,RV Access/Parking,RV Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **In Floor,Forced Air,Natural Gas,See Remarks**
 Sewer: **Septic Tank**
 Ext Feat: **Basketball Court**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Trash Compactor,Washer,Water Softener,Window Coverings**

Int Feat: **Bar,Bookcases,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`10"	5pc Bathroom	Main	4`10" x 9`11"
5pc Ensuite bath	Main	18`4" x 9`5"	Bedroom	Main	10`4" x 15`4"
Bedroom	Main	11`0" x 12`10"	Bedroom - Primary	Main	18`3" x 14`11"
Breakfast Nook	Main	13`6" x 12`9"	Dining Room	Main	14`0" x 14`8"
Kitchen	Main	21`1" x 14`4"	4pc Bathroom	Basement	8`4" x 6`3"











