

15 TAYLOR Bay, Rural Rocky View County T3L 2P7

MLS®#: **A2171669** Area: **Bearspaw_Calg** Listing **10/08/24** List Price: **\$1,499,900**

Status: Active County: Rocky View County Change: None Association: Fort McMurray

Date:

Year Built:

Lot Sz Ar:

Lot Shape:

Park Feat:

Lot Information

General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Rural Rocky View

County Abv Sqft:

1999 Low Sqft: Ttl Sqft:

Finished Floor Area

87,120 sqft

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<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

43

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

5 (3 2)

3.5 (3 1)

Acreage with

Residence, Bungalow

Access:
Lot Feat: Cul-De-Sac,Lawn,See Remarks

Additional Parking, Driveway, RV Access/Parking, RV Garage, Triple Garage Attached

2,325

2,325

Utilities and Features

Roof: Asphalt Construction:

Heating: In Floor,Forced Air,Natural Gas,See Remarks Stucco,Wood Frame

Sewer: Septic Tank Flooring:

Ext Feat: Basketball Court 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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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"

 Bedroom
 Basement
 9`8" x 11`8"
 Bedroom
 Basement
 14`8" x 13`9"

 Office
 Basement
 16`0" x 11`6"
 Exercise Room
 Basement
 16`7" x 14`3"

 Legal/Tax/Financial

Title: Zoning:
Fee Simple Residential

Legal Desc: **9711850**

Remarks

Pub Rmks:

Own your slice of paradise in Bearspaw! Situated on two acres in the sought-after community of Bearspaw, this home offers breathtaking mountain views and is within walking distance of local schools, including Bearspaw School and the future Renfrew Educational Services Legacy School. This magnificent property offers everything you need to create the family home of your dreams. With 12-foot ceilings throughout the main floor, this bright and spacious home provides a rare offering as a bungalow with three bedrooms on the main floor. The large primary bedroom provides a secluded retreat with a large walk-in closet, access to the rear balcony and a large ensuite bathroom with a soaker tub, dual vanity and separate shower. This home features a large kitchen with a cozy breakfast nook and a formal dining room, perfect for entertaining and large family gatherings. The functional main floor also includes a convenient laundry room and a separate mudroom entrance. One of the standout features of this home, that your kids will be sure to love, is the full-sized hockey rink with boards, ideal for aspiring NHL prospects to sharpen their skills in winter, or to enjoy basketball and roller hockey during the summer months, the options are endless. This thoughtfully built home includes extra insulation between floors and rooms for sound-dampening purposes as well as a sprinkler fire suppression system for lower insurance premiums. The fully developed walk-out basement is a cozy retreat with efficient in-floor heating throughout. The basement provides a large recreation room, two additional bedrooms, bright office space, and a spacious exercise room or flex room with a steam shower! You will find ample storage in the basement with a separate cold room, currently being used as a wine maker's hobby room. The attached triple-car garage provides ample indoor parking spaces and features one higher door to accommodate indoor RV storage, all while the driveway offers ample additional parking options. This well-maintained home offers the

Inclusions:

Property Listed By: Charles

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













