

## 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:



**General Information** 

Prop Type: Residential Sub Type: Detached City/Town:

**Rural Rocky View** Finished Floor Area Abv Saft: County 2,325

> 1999 Low Sqft: Ttl Sqft: 2,325

87,120 sqft

**Parking** 

Ttl Park: 0 Garage Sz: 3

5 (3 2 )

3.5 (3 1)

Acreage with

Residence, Bungalow

DOM

Layout

Beds:

Baths:

Style:

10

Access:

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

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

## Utilities and Features

Roof: **Asphalt** Construction:

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

Septic Tank Sewer: 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













