



THE
A-TEAM

**RE/MAX
FIRST**

61 BIG HILL SPRINGS Estates, Rural Rocky View County T4C 0E5

MLS® #: **A2171843** Area: **Big Hill Springs Est** Listing Date: **10/14/24** List Price: **\$1,749,900**
 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: **2012**
 Lot Information
 Lot Sz Ar: **218,671 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,184**
 Low Sqft:
 Ttl Sqft: **2,184**

DOM

4
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **10**
 Garage Sz: **4**

Access:
 Lot Feat: **Dog Run Fenced In,Lawn,Garden,Landscaped,Pasture,Private,Rolling Slope,Treed,Views**
 Park Feat: **Front Drive,Garage Door Opener,Insulated,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Geothermal**
 Sewer: **Pump,Septic Field,Septic Tank**
 Ext Feat: **Dog Run,Fire Pit,Private Yard,Rain Barrel/Cistern(s)**

Construction: **Composite Siding,Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
Well
 Fnd/Bsmt:
ICF Block

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Breakfast Bar,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`4" x 15`0"
Kitchen	Main	19`5" x 14`1"
Laundry	Main	14`3" x 6`9"
Bedroom - Primary	Main	15`0" x 13`11"
Den	Main	11`1" x 10`9"
5pc Ensuite bath	Main	11`5" x 10`10"

Room	Level	Dimensions
Dining Room	Main	13`0" x 11`4"
Breakfast Nook	Main	8`10" x 5`0"
2pc Bathroom	Main	5`8" x 5`2"
Bedroom	Main	10`11" x 10`11"
4pc Bathroom	Main	9`1" x 4`11"
Foyer	Main	10`4" x 7`1"

Walk-In Closet	Main	10`11" x 10`5"	Family Room	Lower	22`9" x 18`6"
Game Room	Lower	15`4" x 12`2"	Exercise Room	Lower	11`11" x 11`0"
Kitchenette	Lower	11`10" x 8`6"	Laundry	Lower	7`8" x 6`7"
Bedroom	Lower	11`3" x 9`11"	Bedroom	Lower	12`5" x 10`8"
5pc Ensuite bath	Lower	10`1" x 10`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R2**
 Legal Desc: **0912532**

Remarks

Pub Rmks: **Located in the desired area of Bearspaw, just minutes NW of Calgary city limits, just off Lochend Road is where you will find this stunning, fully developed, walk out bungalow. Features of this incredible home include, gleaming hardwood floors, 9 or 10 ft ceilings, granite counters thru out, geo-thermal heating/cooling, monitoring system, spray foam insulation, ICF foundation and rough in for solar. The main floor boasts a formal dining room leading to the living room with gorgeous double sided fireplace. Gourmet kitchen is a chef's delight with huge center island, breakfast bar and upgraded stainless appliances. The eating nook features large windows with beautiful views of the country side. Access from the kitchen to the large south facing Sun Coast Screen Room fully enclosed, composite deck. The master bedroom offers a 5 pc. ensuite and huge walk-in closet. Generous sized second bedroom, den/bedroom, 4pc. bathroom, 2 pc. bathroom and laundry complete the main floor. The walk out lower level offers 2 additional bedrooms with 4 pc. Jack and Jill bathroom. Family room, feature wet bar area and fitness room. There is a huge storage room and access to lower enclosed patio, which is roughed in for a hot tub. The lower level has in-slab heating. The triple attached garage offers an upper mezzanine for storage, in slab heating and ample space for 4 vehicles. The 5 + acres is fully fenced and cross fenced into smaller paddocks for your horses. Rolling landscape and a combination of open and treed area. The landscaped yard offers, tiered flower beds, garden area and firepit. This home is anything but ordinary with lots of high end finishes and details. This terrific family home and property, must be viewed to be appreciated. 61 Big Hill Springs Estates.**

Inclusions: **Solar gate and controls**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











