



THE
A-TEAM

**RE/MAX
FIRST**

356 PINE SPRINGS Cove, Rural Foothills County T0X0T0

MLS® #: **A2172011**

Area: **NONE**

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

List Price: **\$2,788,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills**
County: **County**
Year Built: **2024**

Finished Floor Area
Abv Sqft: **2,523**
Low Sqft:
Ttl Sqft: **2,523**

DOM

8
Layout
Beds: **3 (1 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **12,295 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Rectangular Lot**

Park Feat: **Aggregate,Garage Door Opener,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

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

Construction: **Asphalt,Brick,Stucco**
Flooring: **Hardwood,Tile**
Water Source: **Other**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Beamed Ceilings,Bookcases,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Stone Counters,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Main	0`0" x 0`0"
3pc Ensuite bath	Basement	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
Kitchen	Main	20`7" x 13`7"	Dining Room	Main	20`7" x 11`7"

Pantry	Main	15`6" x 9`6"	Living Room	Main	17`1" x 18`10"
Office	Main	12`9" x 12`7"	Bedroom - Primary	Main	15`3" x 14`1"
Walk-In Closet	Main	10`10" x 10`4"	Laundry	Main	10`11" x 9`2"
Game Room	Basement	19`1" x 23`1"	Family Room	Basement	16`6" x 18`5"
Exercise Room	Basement	14`6" x 17`10"	Bedroom	Basement	10`7" x 16`6"
Bedroom - Primary	Basement	16`5" x 11`9"	Wine Cellar	Basement	15`6" x 4`6"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RCA**
 Legal Desc: **2311381**

Remarks

Pub Rmks: **Step into a world of refined luxury and effortless comfort with this stunning 2,500-square-foot walkout bungalow, where every detail has been thoughtfully designed to offer a lifestyle of elegance and convenience. As you enter the home, a grand entrance with soaring ceilings welcomes you, setting the tone for the exceptional living spaces beyond. To your right, a perfectly situated home office provides a tranquil environment for work or study, offering the ideal balance of productivity and peace. At the heart of the home lies the showstopping gourmet kitchen—a chef's paradise. The centrepiece is an impressive 14-foot island, complete with a 5-foot Julien stainless steel sink, inviting both culinary creativity and casual gatherings. High-end appliances, including a Sub-Zero refrigerator, Wolf gas range, and Cove dishwasher, are seamlessly integrated into custom cabinetry. Hidden away is the butler's pantry—a true gem for any entertainer. Behind discreet doors, you'll find additional fridge and freezer space, a built-in Wolf espresso machine, a secondary sink, and a dishwasher, ensuring the kitchen remains pristine even during the busiest occasions. The open-concept main floor features 14-foot beamed ceilings and extends into a large living room with a cozy gas fireplace. Here, oversized windows frame picturesque views while sliding doors open to an expansive deck that stretches across the back of the home. This outdoor space, perfect for al fresco dining or quiet moments of relaxation, brings the outdoors in, allowing you to appreciate the natural surroundings. The primary suite is a haven of serenity, offering a spa-like 5-piece ensuite with a freestanding soaker tub, dual vanities, and a luxurious walk-in shower. A beautifully appointed walk-in closet, custom-designed to fit your needs, completes this peaceful retreat, making it a space you'll never want to leave. Descend to the walkout basement, where the design continues to impress. A second gas fireplace creates a cozy atmosphere in the family room, while a massive games area—complete with a wet bar—beckons for gatherings and entertainment. The wine cellar, a true focal point, provides the perfect space to showcase your collection. For fitness enthusiasts, the home gym offers convenience and privacy. This level also features two additional bedrooms, one with its own 3-piece ensuite, while a 4-piece main bath serves the other. Practicality meets luxury in the oversized triple-car garage, designed to accommodate car enthusiasts with ample space for lifts and additional vehicles. From here, a three-point elevator offers convenient access to every level of the home, ensuring ease and accessibility throughout. With its stunning design, high-end finishes, and carefully considered layout, this walkout bungalow is not just a home—it's a lifestyle. Discover the perfect blend of elegance, comfort, and convenience tailored for those who appreciate the finer things in life. Your dream home awaits.**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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











