



THE
A-TEAM

**RE/MAX
FIRST**

233107 WINTERGREEN Road, Rural Rocky View County T0L 0K0

MLS® #: **A2172141** Area: **Wintergreen** Listing Date: **10/17/24** List Price: **\$2,950,000**
 Status: **Active** County: **Rocky View County** Change: **-\$200k, 28-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1970**
 Lot Information
 Lot Sz Ar: **6,751,800 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **5,816**
 Low Sqft:
 Ttl Sqft: **5,816**

DOM

97
Layout
 Beds: **5 (5)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**
 Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space, Fruit Trees/Shrub(s), Level, Standard Shaped Lot, Private, Treed, Views Double Garage Detached

Utilities and Features

Roof: **Asphalt, Cedar Shake**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Fire Pit, Private Yard**

Construction: **Stucco, Wood Frame, Wood Siding**
 Flooring: **Hardwood, Stone**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Distiller, Water Softener, Window Coverings**
 Int Feat: **Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`4" x 5`7"
4pc Ensuite bath	Main	7`8" x 6`3"
Bedroom	Main	13`1" x 13`8"
Breakfast Nook	Main	9`10" x 10`5"
Dining Room	Main	15`3" x 25`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	7`6" x 4`11"
Bedroom	Main	8`6" x 11`11"
Bedroom	Main	16`11" x 12`5"
Den	Main	9`9" x 9`0"
Dining Room	Main	16`11" x 12`5"

Family Room	Main	15`11" x 33`7"	Foyer	Main	18`3" x 10`11"
Great Room	Main	32`7" x 30`6"	Kitchen	Main	13`9" x 12`3"
Laundry	Main	8`6" x 6`9"	Living Room	Main	15`9" x 16`3"
Mud Room	Main	10`8" x 6`3"	Other	Main	9`1" x 6`8"
Furnace/Utility Room	Main	14`7" x 5`4"	4pc Ensuite bath	Upper	9`1" x 8`10"
5pc Ensuite bath	Upper	7`7" x 7`5"	Bedroom	Upper	13`11" x 17`8"
Loft	Upper	32`7" x 28`3"	Office	Upper	28`3" x 9`0"
Bedroom - Primary	Upper	24`2" x 24`0"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **TBV**

Remarks

Pub Rmks: **INVESTOR ALERT! 155 Acres right next to Bragg Creek! The Area Infrastructure Plan is changing in the area of Bragg Creek as it is growing and the options for development here are endless. Already there are developments to the north and south of the site and the sheer size of the property opens up the potential for a multitude of opportunities or simple family estate. This 2 storey, 5,800 square foot home features multiple living spaces and 4 bedrooms with 3 ensuites. Entering the home you step into the huge foyer with beautiful stone flooring, 2 piece bathroom and built-in wood shelves. This leads into the log cabin style dining room which has a wood vaulted ceiling with exposed beams and is large enough to fit 20+ people. It has also has an attached bedroom with 4 piece ensuite. Into the great room there is a beautiful wood burning, stone fireplace, spiral staircase and is open to the loft above, making it the perfect space for lounging and entertaining. Natural light floods into this room from the loft above as well as the many large windows in the room. Attached is another dining space that opens into the kitchen, living and family rooms, with a cozy wood burning stove. This open space is surrounded by windows providing stunning views of the property surrounding it. The family room leads through the mudroom into main floor bedroom with its abundance of closet and storage space. From the living room, you enter the servery with its additional cupboard, counter space and sink. Opposite the servery is the laundry room. The kitchen has plenty of cupboard and counter space with the island in the centre featuring a gas range. Up the spiral staircase and into the wraparound loft are the office area, primary and second bedroom. Stepping up into the massive 474 sq ft primary, you will find the large corner walk in closet and 5 piece ensuite with double vanity and his is own spiral staircase leading outside. Outside is fully equipped with a fire pit, patio, multiple outbuildings and access to the hiking trails that surround the area. This property is a must-see with so much to offer!**

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

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











