



THE
A-TEAM

**RE/MAX
FIRST**

245111 MEADOW RIDGE Road, Rural Rocky View County T1Z 0J5

MLS®#: **A2173111**

Area: **Conrich Meadows**

Listing Date: **10/16/24**

List Price: **\$1,350,000**

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: **2007**

Lot Information

Lot Sz Ar: **442,569 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard**
Park Feat: **Quad or More Attached**

Finished Floor Area

Abv Sqft: **4,779**
Low Sqft:
Ttl Sqft: **4,779**

DOM

36
Layout
Beds: **6 (5 1)**
Baths: **5.5 (5 1)**
Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer: **Septic System**
Ext Feat: **Lighting**

Construction: **Concrete, Stucco**
Flooring: **Carpet, Hardwood, Tile**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------|-------|----------------|-------------------|-------|-----------------|
| Bedroom | Lower | 10`5" x 5`10" | 5pc Ensuite bath | Upper | 24`0" x 14`7" |
| 4pc Bathroom | Upper | 10`6" x 8`9" | 4pc Bathroom | Upper | 4`10" x 8`1" |
| 4pc Bathroom | Lower | 10`0" x 5`10" | 3pc Bathroom | Main | 9`4" x 4`10" |
| 2pc Bathroom | Main | 8`11" x 8`8" | Kitchen | Main | 15`4" x 22`11" |
| Dining Room | Main | 24`1" x 13`10" | Family Room | Main | 19`1" x 20`9" |
| Living Room | Main | 13`10" x 19`1" | Den | Main | 11`9" x 11`7" |
| Bonus Room | Upper | 12`8" x 11`11" | Game Room | Lower | 41`7" x 45`11" |
| Media Room | Lower | 33`2" x 18`4" | Bedroom - Primary | Upper | 19`11" x 25`11" |
| Bedroom | Upper | 11`11" x 16`7" | Bedroom | Upper | 10`11" x 15`6" |
| Bedroom | Upper | 13`10" x 14`6" | Bedroom | Main | 12`7" x 8`7" |

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-1**
 Legal Desc: **0112710**

Remarks

Pub Rmks: **Sprawling estate home located minutes from Calgary and situated on a large 10.16 acre lot. Enjoy serene country living and all the modern amenities of a big city. Excellent floor plan with large proportioned living spaces. The grand front entry with tile floor is highlighted by the impressive soaring 2 story cathedral ceiling and dramatic spiral staircase. Huge gourmet's kitchen offers an abundance of full height espresso stained cabinetry, walk-in pantry, rich granite countertops, tils backsplash and massive central island with a raised bar top style table for casual dining. The adjacent formal dining room features a detailed inset ceiling and stone clad gas fireplace. The spacious family room with a built-in wall unit and living room are divided by another 3-way gas fireplace. 4 generous bedrooms upstairs, 2 with ensuite baths. The large primary suite boasts a gas fireplace, access to the private balcony and sizeable walk-in closet with built in wood organizers. Enjoy the elegant ensuite bath featuring his and hers sinks, tile floor, large tile and glass walk in shower and an elaborate soaker tub. The bonus loft area would make a great home office or playroom. Convenient upper floor laundry and another full bath complete the upper level. Fully developed walk out lower level houses the 5th bedroom, a theater room, rec room and games room with access to the two west facing patios. Car guys and hobbyists will love the attached 4 car garage with over height ceilings. Acreage estate family living only minutes to the city. The best of both worlds.**

Inclusions: **See Remarks**
 Property Listed By: **RE/MAX Real Estate (Central)**

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

245111 Meadow Ridge Rd, Rocky View, AB

Main Floor Exterior Area 2521.30 sq ft
Interior Area 2378.83 sq ft
Excluded Area 967.42 sq ft



PREPARED: 2024/10/20



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 2194.35 sq ft
Interior Area 2052.91 sq ft
Excluded Area 241.07 sq ft



PREPARED: 2024/10/20



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Basement (Below Grade) Exterior Area 2414.03 sq ft
Interior Area 2282.20 sq ft



PREPARED: 2024/10/20



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