



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 CORRAL View, Rural Rocky View County T3Z 3B7**

MLS® #: **A2174278**      Area: **Springbank**      Listing Date: **10/25/24**      List Price: **\$1,898,000**  
 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: **2002**  
Lot Information  
 Lot Sz Ar: **121,532 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,821**  
 Low Sqft:  
 Ttl Sqft: **1,821**

DOM

**20**  
Layout  
 Beds: **3 (2 1)**  
 Baths: **3.5 (3 1)**  
 Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Dog Run Fenced In, Environmental Reserve, Lawn, No Neighbours Behind, Landscaped, Paved, Pie Shaped Lot, Private, Secluded**  
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Other**  
 Heating: **Boiler, In Floor, Forced Air, Natural Gas**  
 Sewer: **Septic Field, Septic Tank**  
 Ext Feat: **BBQ gas line, Dog Run, Private Yard, Storage**

Construction: **Stucco, Wood Frame**  
 Flooring: **Carpet, Hardwood, Tile**  
 Water Source: **Co-operative**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Freezer, Gas Range, Microwave, Refrigerator, Washer, Water Purifier, Window Coverings**  
 Int Feat: **Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Tray Ceiling(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>    |
|-----------------|--------------|-----------------------|--------------------|--------------|----------------------|
| <b>Foyer</b>    | <b>Main</b>  | <b>11`11" x 4`6"</b>  | <b>Living Room</b> | <b>Main</b>  | <b>16`3" x 14`0"</b> |
| <b>Kitchen</b>  | <b>Main</b>  | <b>14`0" x 13`11"</b> | <b>Dining Room</b> | <b>Main</b>  | <b>12`5" x 12`5"</b> |
| <b>Mud Room</b> | <b>Main</b>  | <b>9`0" x 6`7"</b>    | <b>Office</b>      | <b>Main</b>  | <b>10`10" x 9`8"</b> |

|                          |              |                       |                         |              |                       |
|--------------------------|--------------|-----------------------|-------------------------|--------------|-----------------------|
| <b>Bedroom</b>           | <b>Main</b>  | <b>14`4" x 11`10"</b> | <b>4pc Bathroom</b>     | <b>Main</b>  | <b>10`6" x 5`2"</b>   |
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>15`10" x 14`0"</b> | <b>5pc Ensuite bath</b> | <b>Main</b>  | <b>12`11" x 12`6"</b> |
| <b>Game Room</b>         | <b>Lower</b> | <b>24`3" x 17`0"</b>  | <b>Play Room</b>        | <b>Lower</b> | <b>21`4" x 16`4"</b>  |
| <b>Bedroom</b>           | <b>Lower</b> | <b>12`1" x 11`2"</b>  | <b>4pc Bathroom</b>     | <b>Lower</b> | <b>9`1" x 8`3"</b>    |
| <b>2pc Bathroom</b>      | <b>Main</b>  | <b>5`3" x 4`8"</b>    | <b>Laundry</b>          | <b>Lower</b> | <b>13`7" x 11`3"</b>  |
| <b>Storage</b>           | <b>Lower</b> | <b>13`5" x 12`3"</b>  |                         |              |                       |

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **CR1**  
 Legal Desc: **9910543**

Remarks

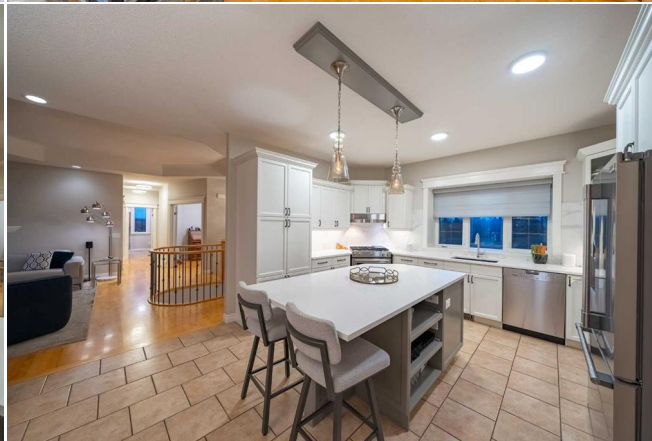
Pub Rmks: **Enjoy the Cinematic Video of this amazing property nestled on a beautifully landscaped 2.79 acre lot at The Ranch in Springbank, this stunning walkout bungalow boasts 3 bedrooms, 3.5 baths, offering over 3370 sqft of living quarters along with a triple heated garage. Upon entering, you are welcomed by a spacious tiled foyer that flows into a bright open floor plan featuring high coffered ceilings and hardwood floors. The expansive open living area is truly set to entertain with a 3 sided fireplace separating your dining and your newly transformed chef inspired kitchen. There have been numerous upgrades throughout the home since 2022 including kitchen including appliances, primary ensuite with steam shower, painting throughout, carpet, mechanical including furnace, boiler and the garage with paneling and poxy. Your living area and kitchen offer amazing views of the private back yard on the ravine. As you step out to your large two level deck that spans across the back of the home with an abundance of space for those large gatherings to entertain on the warm summer nights. Your upper level of your living space is complete with one bedroom and your large primary with this amazing spa-like ensuite featuring heated floors, double sink vanity along with a nice steam shower. The sunlit walk-out basement is perfect for entertaining and family gatherings, featuring in-floor heating, a wet bar, a large guest bedroom, a gym or flex space, and a sizable family/game room, along with two storage rooms (one suitable for conversion into a wine cellar) and a beautifully finished 4-piece bath. The walk-out leads to a covered concrete patio, all overlooking a meticulously maintained east-facing backyard on the protected ravine with views of the reservoir. Additional highlights include city views, underground sprinklers, a spacious driveway with RV parking, composite lifetime tile roofing, air conditioning. Enjoy the perks of Springbank county living, with proximity to The Edge School for Athletes, various private schools, Springbank High School, Springbank Middle School, and Springbank Park for All Seasons. Conveniently located just minutes west of Calgary, with easy access to Winsport, COP, and the breathtaking Rocky Mountains. A MUST See!!!!**

Inclusions: **none**  
 Property Listed By: **Century 21 Bamber Realty LTD.**

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











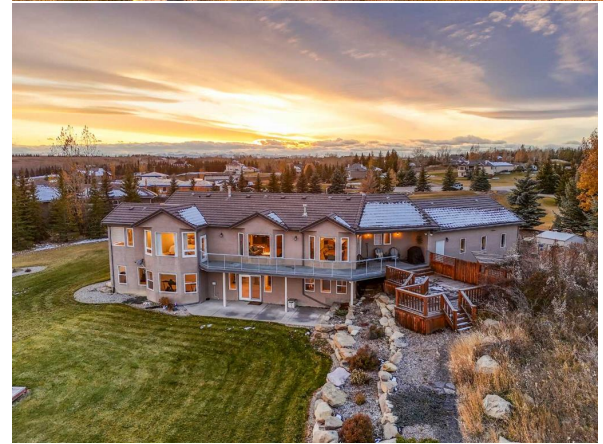




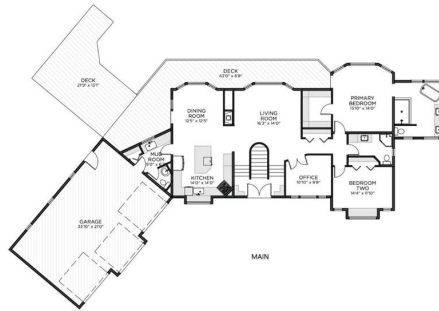




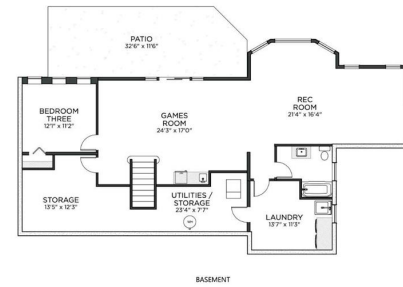




10.28.2024 - 27 CORRAL VW  
 MAIN 1,821.02 SQ.FT 169.36 M2  
 BASEMENT 1,522.88 SQ.FT 141.39 M2  
 DEC. AREA 2,871.12 SQ.FT 266.81 M2  
 TOTAL AREA 3,374.00 SQ.FT 313.44 M2



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|            |                |           |
|------------|----------------|-----------|
| MAIN       | 1,821.12 SQ.FT | 169.18 M2 |
| BASEMENT   | 1,521.18 SQ.FT | 141.28 M2 |
| RMP AREA   | 1,821.12 SQ.FT | 169.18 M2 |
| TOTAL AREA | 3,574.00 SQ.FT | 335.44 M2 |

