



THE
A-TEAM

**RE/MAX
FIRST**

111 WOODLAND Lane, Rural Rocky View County T3R 1G4

MLS® #: **A2175959** Area: **Bearspaw Acres** Listing Date: **11/01/24** List Price: **\$2,999,900**
 Status: **Pending** 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: **174,240 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,000**
 Low Sqft:
 Ttl Sqft: **4,000**

DOM

19
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Access:
 Lot Feat: **Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Many Trees, Native Plants, Private, Treed**
 Park Feat: **Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Fireplace(s), Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **BBQ gas line, Fire Pit, Private Entrance, Private Yard, Storage**

Construction: **Silent Floor Joists, Stucco, Wood Frame, Wood Siding**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source: **Co-operative, Shared Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator**
 Int Feat: **Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	16`6" x 9`4"	Den	Main	11`10" x 10`11"
Living Room	Main	17`0" x 12`0"	Family Room	Main	24`11" x 16`6"
Kitchen	Main	17`9" x 17`9"	Pantry	Main	10`11" x 5`6"

Dining Room	Main	24`11" x 13`4"	2pc Bathroom	Main	7`11" x 4`11"
2pc Bathroom	Main	7`5" x 5`0"	Laundry	Main	8`0" x 6`11"
Mud Room	Main	13`4" x 9`4"	Bedroom - Primary	Second	24`11" x 16`6"
6pc Ensuite bath	Second	13`8" x 10`0"	Walk-In Closet	Second	12`2" x 10`3"
Bedroom	Second	15`3" x 11`11"	Bedroom	Second	14`1" x 12`1"
Walk-In Closet	Second	5`11" x 4`11"	Bedroom	Second	14`1" x 11`11"
Walk-In Closet	Second	7`2" x 4`0"	4pc Ensuite bath	Second	9`9" x 5`10"
4pc Bathroom	Second	15`3" x 8`3"	Bedroom	Basement	12`7" x 12`6"
Bedroom	Basement	13`1" x 9`11"	Game Room	Basement	23`11" x 15`4"
Flex Space	Basement	19`0" x 8`6"	Library	Basement	7`3" x 5`5"
Media Room	Basement	16`8" x 10`10"	Exercise Room	Basement	17`11" x 12`4"
3pc Bathroom	Basement	11`3" x 5`5"	Furnace/Utility Room	Basement	17`9" x 9`7"
Storage	Basement	12`7" x 5`7"			

Legal/Tax/Financial

Title: Fee Simple
 Zoning: R-1
 Legal Desc: 9210952

Remarks

Pub Rmks: Discover Bearspaw's most captivating and secluded 4-acre estate, featuring a 4,000 sqft masterpiece. Step into this gated estate and follow the paved driveway, flanked by serene ponds on either side, leading to a home of unmatched beauty and captivating curb appeal. Perfectly positioned on the property, this home stands elegantly with a welcoming front veranda, abundant guest parking along the side (with space for a pickleball court), and easy access to a heated, attached triple garage. This estate offers multiple play areas for kids, the ultimate saltwater pool with a slide, ample patio space for relaxing, and a pergola designed to seamlessly transform from a fully enclosed space to an open-air setting using automated retractable screens. Step inside to a grand formal entrance featuring a stylish built-in seat. The main level showcases beautiful hardwood floors extending through the staircase and upper hall. A cozy den features a built-in bookcase, and the spacious family room is filled with natural light and includes a custom wood/gas fireplace. The bright country kitchen overlooks the yard and has a large centre island, stainless steel appliances, a 6-burner gas stove with a griddle, and a walk-in pantry. The formal living room exudes elegance, and the dining room features double doors that open directly to the scenic yard, seamlessly blending indoor and outdoor living. A second wood/gas fireplace adds warmth and ambiance, creating an inviting atmosphere for gatherings and cozy evenings. A mudroom, laundry area, and additional 2-piece bath are conveniently located off the garage, with its basement staircase. Upstairs, four generously sized bedrooms await. The primary bedroom is a true sanctuary, featuring breathtaking vaulted ceilings that add grandeur and openness. The lavish 6-piece ensuite offers a spa-like experience with dual sinks, a deep soaking tub, an oversized glass-enclosed shower, and premium finishes. A spacious walk-in closet completes this luxurious retreat, providing ample storage and an organized, elegant dressing area. Two full bathrooms serve the family, including a Jack-and-Jill bath connecting the second and third bedrooms. The fully developed basement is a luxurious home extension featuring two spacious additional bedrooms and a beautifully appointed full bathroom. A well-equipped gym with durable rubber flooring and a mirrored wall is ideal for fitness enthusiasts. The theatre room features an impressive large screen and projector for the ultimate cinematic experience. The wet bar, equipped with a fridge, dishwasher, and microwave, seamlessly flows into a spacious games room perfectly designed for entertaining and relaxation. This premier property offers a sophisticated, serene lifestyle, blending natural beauty with impeccable design for an unmatched private retreat.

Inclusions: -
 Property Listed By: RE/MAX Real Estate (Central)

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











