



THE
A-TEAM

**RE/MAX
FIRST**

210028 SPRUCE RIDGE , Rural Foothills County T2G 5G5

MLS®#: **A2176374**

Area: **NONE**

Listing Date: **10/31/24**

List Price: **\$2,875,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **104,544 sqft**
Lot Shape:

Access:

Lot Feat: **Paved**
Park Feat: **Triple Garage Attached**

DOM

92
Layout
Beds: **4 (1 3)**
Baths: **4.5 (4 1)**
Style: **1 and Half Storey,Acreage with Residence**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Other**

Construction: **Composite Siding,Stucco**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source: **Cistern,Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Refrigerator,Dishwasher,Double Oven,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
Int Feat: **Bar,Built-in Features,Central Vacuum,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`3" x 9`1"	Great Room	Main	17`6" x 17`6"
Dining Room	Main	13`4" x 19`3"	Den	Main	10`6" x 14`5"
Kitchen	Main	11`0" x 17`9"	Mud Room	Main	6`3" x 18`0"
Laundry	Main	8`3" x 8`3"	Bedroom - Primary	Main	16`0" x 16`0"
Bonus Room	Upper	16`0" x 18`0"	2pc Bathroom	Main	5`0" x 6`1"
5pc Ensuite bath	Main	11`6" x 13`6"	3pc Bathroom	Upper	5`0" x 9`2"

3pc Bathroom	Basement	5`0" x 11`3"
Media Room	Basement	14`8" x 16`6"
Exercise Room	Basement	11`4" x 13`6"
Bedroom	Basement	12`2" x 13`0"
Other	Basement	8`9" x 16`4"
Furnace/Utility Room	Basement	7`2" x 15`11"

5pc Bathroom	Basement	8`10" x 11`0"
Game Room	Basement	16`4" x 18`0"
Bedroom	Basement	12`2" x 14`0"
Bedroom	Basement	11`1" x 15`8"
Storage	Basement	9`2" x 10`8"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	CR
Legal Desc:	9212447

Remarks

Pub Rmks: **Why settle for living in the City when you can reside just a stone's throw away, a mere 3 minutes from the world-renowned Spruce Meadows Equestrian Facility & 15 minutes to downtown. This unique location places you on a serene ridge above Spruce Meadows in a highly sought-after estate cul de sac with executive homes as your neighbours. The 2.4-acre property is accessed via paved roads, tucked away from the main cross streets, offering a peaceful living experience. "YPC" Luxury Home Builder's meticulous attention to detail is apparent in this spectacular home with over 5300 Sq/Ft of living space. The majestic estate harmoniously blends transitional elegance with architectural grandeur, featuring soaring ceilings and sophisticated interior design. The many windows throughout the home bring abundant natural light while showcasing the beauty of nature outside. Vaulted ceilings and an open-concept design create a welcoming and comfortable environment the minute you walk in. As you look around, you will immediately notice the spacious living areas, perfect for entertaining and relaxation. The gorgeous herringbone hardwood floors bring a timeless warmth throughout the home. Across from the living room, you'll find the dining room and fabulous kitchen - "the heart and soul of this home." A chef's dream, features include a large kitchen island, high-end Italian Fulgor appliances, show-stopping Brazilian porcelain countertops and backsplash, a butler's pantry with abundant storage, including a wine refrigerator, sleek cabinetry that will inspire culinary greatness in everyone. Indulge in the ultimate luxury of the executive primary suite, a true sanctuary situated in a separate wing on the main floor. This lavish retreat offers a spacious bedroom with soaring ceilings, a fireplace, and a coffee/wine bar off the private covered deck. The ensuite bathroom is a masterpiece, adorned with stunning porcelain tile and a massive walk-in closet. Unwind in the tub with a glass of wine while enjoying the mountain views. The main floor also features an impressive home office/library, perfect for a serene work-from-home experience and a space to unwind. This chic laundry room with heated floors and top-of-the-line machines belongs in a magazine. Descending to the walkout level, you'll find sliding doors out to the vast patio. The enormous windows bring the outside in, creating a true family haven. Enjoy the large open-concept games room, a full bar and island, and a family room for movie nights. A separate flex room is ideal for setting up a home gym or a cutting-edge golf simulator. This walkout level features three substantial secondary bedrooms with walk-in closets and ensuite bathrooms, adding personality and functionality. The property includes an attached heated triple garage for convenience. Above the garage is the ultimate "man cave" for sports night, with a soaring vaulted ceiling, bar area, full bath and a covered west deck with mountain views. PLEASE WATCH THE ATTACHED VIDEO.**

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

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











