

15 STERLING SPRINGS Crescent, Rural Rocky View County T3Z 3J6

MLS®#: A2177188 Area: **Sterling Springs** Listing 11/06/24 List Price: **\$1,770,000**

Status: Active **Rocky View County** Change: County: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential Sub Type: Detached City/Town: **Rural Rocky View**

> County Abv Saft: 1,709

2004 Low Sqft: Ttl Sqft: 1,709

Finished Floor Area

86,248 sqft

Parking

Ttl Park: 12 Garage Sz: 3

5 (23)

4.0 (4 0)

Acreage with

Residence, Bungalow

DOM

<u>Layout</u>

Beds:

Baths:

Style:

8

Lot Feat: Backs on to Park/Green Space, Environmental Reserve, Few Trees, Lawn, Landscaped, Pie Shaped Lot

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Boiler, In Floor, Fireplace(s), Forced Air, Natural Heating: Stucco Flooring:

Sewer: Septic Field, Septic Tank Carpet, Concrete, Hardwood, Tile Ext Feat:

BBQ gas line, Fire Pit, Private Yard, Storage Water Source: Co-operative Fnd/Bsmt:

Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range, Refrigerator, Washer, Window Coverings

Int Feat: Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Sump

Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Utilities: Electricity Connected, Natural Gas Connected, Heating Paid For, Phone Paid For, Water Connected

Room Information

Poured Concrete

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`2" x 11`11"	Dining Room	Main	12`10" x 8`11"
Living Room	Main	18`4" x 14`11"	Office	Basement	14`3" x 8`5"
Family Room	Basement	19`1" x 17`11"	Game Room	Basement	37`1" x 19`11"
Laundry	Basement	16`10" x 8`8"	Storage	Basement	15`7" x 7`7"
Storage	Basement	7`7" x 7`7"	Bedroom - Primary	Main	17`8" x 13`11"

Bedroom Main 10`8" x 10`8" **Bedroom Basement** 13`1" x 12`3" 13`5" x 11`7" 16`11" x 10`7" Bedroom Basement **Bedroom Basement** 5pc Ensuite bath Main 11`6" x 9`11" 3pc Bathroom Main 7`11" x 6`11" 9`4" x 7`11" 13`5" x 8`11" 3pc Bathroom **Basement** 5pc Ensuite bath **Basement** Legal/Tax/Financial

Title: Zoning: Fee Simple R-CRD

Legal Desc: **0112464**

Remarks

Pub Rmks:

Welcome to almost 4,300 sqft of living quarters with this craftsman-style bungalow, the epitome of luxury living, set on a breathtaking 1.98-acre lot designed to showcase panoramic mountain views. This home has been renovated inside and out and features 5 spacious bedrooms, 4 baths, and an oversized triple-attached garage finished to satisfy the car enthusiast, combining both elegance and comfort in every detail. Upon entry, you're greeted by soaring vaulted ceilings with accented beams and rich fir hardwood flooring, underscoring the exceptional finishes found throughout the home. The open-concept layout bathes each room in natural light, creating a bright and airy feel that perfectly suits modern living. The heart of the home is a chef's dream kitchen, complete with a Heartland gas range, wood cabinetry, and a massive granite island. This gourmet space seamlessly flows into the dining and living areas, making it ideal for entertaining. The living room, anchored by a cozy wood-burning fireplace, offers serene views of the backyard, while the rear deck invites you to savor your morning coffee with the mountains as your backdrop. The main level features two beautifully appointed bedrooms, including a spacious guest room that can also serve as a home office. The primary suite is a true retreat, boasting a walk-in closet and a spa-like 5-piece ensuite with an air tub, glass-enclosed steam shower, water closet, and double vanities. Completing this level is a three-piece bath and a functional mudroom. Downstairs, the lower level is an entertainer's paradise, featuring three additional bedrooms, a Jack and Jill bath, a home office, another three-piece bath, and a spacious family room with a wet bar. One of the home's standout features is "the bunker" - a unique games and entertaining space located under the garage, perfect for gatherings or family game nights. The garage is a dream for any car enthusiast, with ample space for three vehicles, generous storage, and quality finishes throughout. Additionally, a second garage space under the back patio offers dedicated storage for lawn equipment, garden tools, or other outdoor essentials, keeping the main garage organized and pristine. Outdoors, the backyard is a private oasis with mature trees, a patio, and a cozy fire pit area, creating an inviting space for relaxation or entertaining under the stars. Proximity is ideal, with quick access to the ring road, just 5 minutes from Aspen Landing Shopping Centre, and a 45-minute drive to the stunning Rocky Mountains. This property truly embodies luxury, convenience, and a stunning natural backdrop.

Inclusions: Wall mounted TV's

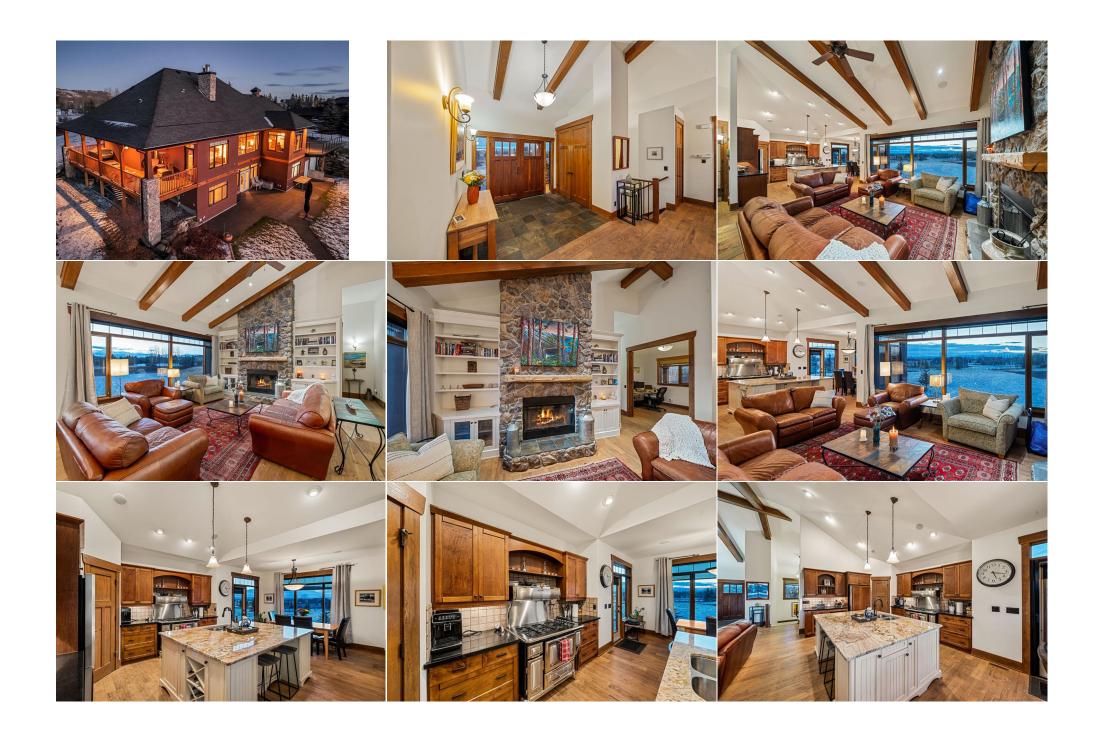
Property Listed By: Century 21 Bamber Realty LTD.

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



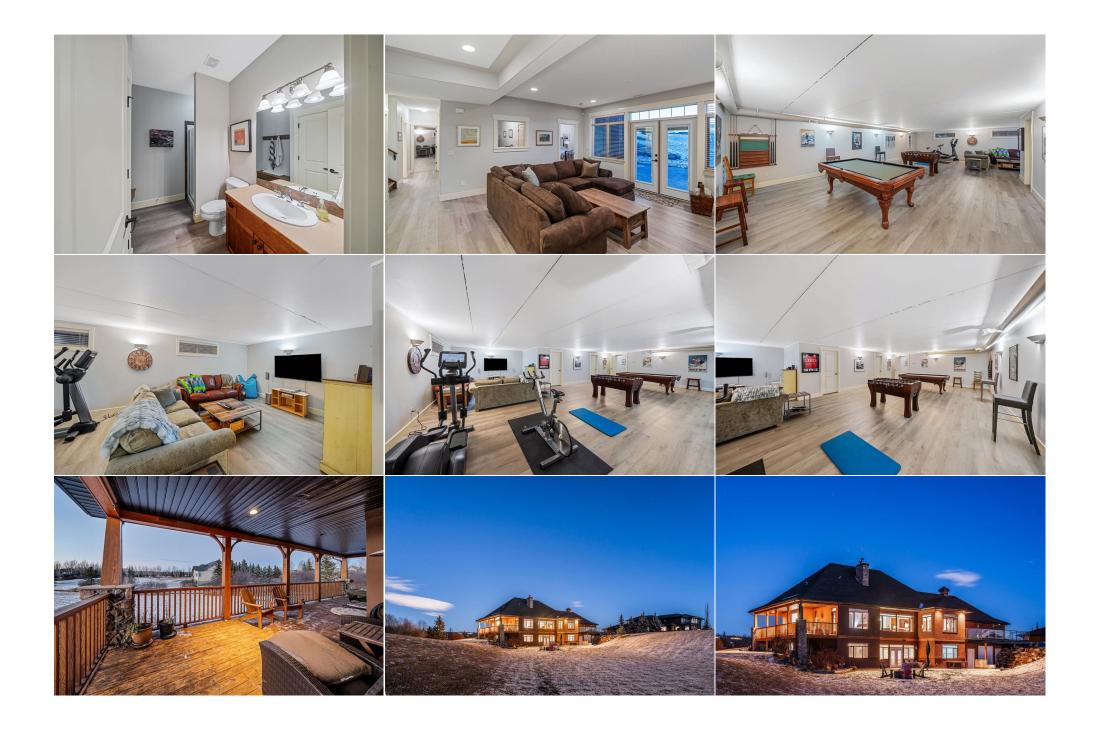






















BASEMENT PLAN

MAIN FLOOR PLAN

his floor plan including furniture, fleture measurements and flexibreminic com gives no guarantee, warranty or representate All enquiries must be directed to the agent, vendor or party in 15 Sterling Springs Crescent