



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2177188**

Area: **Sterling Springs**

Listing Date: **11/06/24**

List Price: **\$1,770,000**

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: **2004**

Finished Floor Area  
Abv Sqft: **1,709**  
Low Sqft:  
Ttl Sqft: **1,709**

DOM

**8**  
Layout  
Beds: **5 (2 3 )**  
Baths: **4.0 (4 0)**  
Style: **Acreage with Residence,Bungalow**

Lot Information

Lot Sz Ar: **86,248 sqft**  
Lot Shape:

Parking

Ttl Park: **12**  
Garage Sz: **3**

Access:

Lot Feat:

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

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

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

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

**Bedroom**  
**Bedroom**  
**5pc Ensuite bath**  
**3pc Bathroom**

**Main**  
**Basement**  
**Main**  
**Basement**

**10`8" x 10`8"**  
**13`5" x 11`7"**  
**11`6" x 9`11"**  
**9`4" x 7`11"**

**Bedroom**  
**Bedroom**  
**3pc Bathroom**  
**5pc Ensuite bath**

**Basement**  
**Basement**  
**Main**  
**Basement**

**13`1" x 12`3"**  
**16`11" x 10`7"**  
**7`11" x 6`11"**  
**13`5" x 8`11"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**0112464**

Zoning:  
**R-CRD**

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:  
 Property Listed By:

**Wall mounted TV's**  
**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

TOTAL AREA: 3800 sq. ft.  
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Measurements are given for general reference only and are not intended to be used for construction or legal purposes.

15 Sterling Springs Crescent