



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32138 TOWNSHIP ROAD 260 , Rural Rocky View County T4C 2H3**

MLS® #: **A2178350**      Area: **Bearspaw\_Calg**      Listing Date: **11/08/24**      List Price: **\$4,700,000**  
 Status: **Active**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Rural Rocky View County**  
 City/Town: **2005**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **513,572 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **6,245**  
 Low Sqft:  
 Ttl Sqft: **6,245**

DOM

**75**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **5.5 (5 1)**  
 Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **10**  
 Garage Sz: **5**

Access:  
 Lot Feat: **Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Underground Sprinklers, Open Lot, Private, Secluded, See Remarks, Treed, Views**

Park Feat: **Additional Parking, Heated Garage, Oversized, Quad or More Attached, See Remarks**  
 Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Forced Air, Natural Gas**  
 Sewer: **Septic System**  
 Ext Feat: **Awning(s), Balcony, Garden, Lighting, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Oven-Built-In, Refrigerator, Trash Compactor, Washer, Water Softener, Window Coverings**  
 Int Feat: **Bar, Beamed Ceilings, Bidet, Bookcases, Built-in Features, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Pantry, Steam Room, Stone Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	10`6" x 11`7"	Kitchen	Main	13`11" x 21`2"
Breakfast Nook	Main	10`6" x 11`6"	Dining Room	Main	13`0" x 16`0"
Great Room	Main	19`2" x 21`11"	Bedroom - Primary	Main	15`11" x 21`3"
Bedroom	Main	13`0" x 17`2"	Game Room	Main	23`10" x 34`10"
Laundry	Main	9`2" x 10`9"	Mud Room	Main	4`9" x 7`4"

<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 6`6"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`0" x 8`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>11`6" x 14`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>15`3" x 16`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>15`3" x 16`0"</b>	<b>Library</b>	<b>Upper</b>	<b>11`9" x 17`6"</b>
<b>3pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 11`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`7" x 17`0"</b>
<b>Exercise Room</b>	<b>Basement</b>	<b>11`4" x 15`7"</b>	<b>Family Room</b>	<b>Basement</b>	<b>17`3" x 23`4"</b>
<b>Media Room</b>	<b>Basement</b>	<b>16`11" x 17`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`11" x 19`4"</b>
<b>Other</b>	<b>Basement</b>	<b>10`0" x 12`10"</b>	<b>Game Room</b>	<b>Basement</b>	<b>19`7" x 22`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`7" x 16`7"</b>	<b>Storage</b>	<b>Basement</b>	<b>4`7" x 6`7"</b>
<b>Storage</b>	<b>Basement</b>	<b>6`0" x 7`0"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`0" x 14`3"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`0" x 14`3"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`4" x 15`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`5" x 17`7"</b>	<b>Sunroom/Solarium</b>	<b>Main</b>	<b>14`6" x 19`5"</b>
<b>Other</b>	<b>Main</b>	<b>13`9" x 19`5"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-RUR**  
Legal Desc: **0512865**

Remarks

Pub Rmks: **Welcome to Mirabell Gardens, an impeccable European inspired estate located just minutes West of Calgary. This ultra private 11.8 acre Bears paw property is surrounded by untouched ranchland and forest, providing a serene oasis of luxury, nature and tranquility. As you enter the gates of this enchanted masterpiece it is immediately evident that every detail of the landscaped grounds was thoughtfully considered and beautifully executed. The paved driveway winds through mature trees and manicured lawn to reveal a striking McKinley Masters built custom home with timeless architecture and beautiful curb appeal. Inside, the grand foyer reveals opulent details and breathtaking mountain views. The formal great room features rich walnut flooring, a massive gas fireplace with stone surround and vaulted ceilings with timber accents. The adjacent kitchen and nook create a welcoming and well-appointed space for gatherings. The kitchen boasts abundant storage and high-quality appliances, including a 6-burner gas range. The expansive rear deck is perfect for enjoying the beauty of your surroundings and features a fully enclosed 3 season room to enjoy outdoor living, no matter the weather. A formal dining room with elegant details lies across the hall. The main floor includes two master suites, one perfect for guests and the other a luxurious retreat with a gas fireplace and views of the rear gardens and stunning pond. The ensuite bathroom exudes luxury with marble sinks, gold fixtures, and a raised air jet tub beneath an arched window. The walk-in closet offers ample space with built-in drawers and shelves. The North wing surprises with a spacious game room featuring vaulted ceilings, a fieldstone fireplace, and durable slate flooring. A curved walnut staircase leads to the storybook second level with two charming bedrooms, a refined library with oak built-ins & magnificent mountain views, full bathroom and a cozy seating area. The walkout lower level is designed for entertainment, boasting a family room, granite bar, pool table room, gym, 2 additional bedrooms, 2 bathrooms and theatre. The heated garage accommodates 5 vehicles and offers ample storage. This exceptional home has an elevator that services all 3 levels, Crestron home automation, European shatterproof windows & doors that tilt and open and a level of craftsmanship that exudes enduring value and ageless appeal. With R-RUR zoning and plenty of space, this property can easily accommodate additional development, accessory buildings or be set up for horses, with an allowance for up to 5 animal units and livestock waterer already installed. There is a natural gas generator, drilled well and water co-op connection . Discover old world elegance juxtaposed against the Canadian countryside with the rare offering to acquire this once in a lifetime property where privacy is paramount and the quality of living is unparalleled. 7 minutes from Calgary/ 25 minutes to the Calgary International Airport/ 1 hour from Banff.**

Inclusions: n/a  
Property Listed By: **CIR Realty**

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











