



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32178 TOWNSHIP ROAD 243A , Rural Rocky View County T2P 2G5**

MLS® #: **A2178627**      Area: **Springbank**      Listing Date: **11/11/24**      List Price: **\$1,739,000**  
 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**      Finished Floor Area  
 Year Built: **1975**      Abv Sqft: **2,818**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **132,858 sqft**      Ttl Sqft: **2,818**  
 Lot Shape:

DOM

**3**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **10**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Cul-De-Sac, Fruit Trees/Shrub(s), No Neighbours Behind, Irregular Lot, Landscaped, Many Trees, Open Lot, Paved, Private**  
 Park Feat: **Additional Parking, Aggregate, Heated Garage, Paved, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer: **Septic Field, Septic Tank**  
 Ext Feat: **Balcony, Fire Pit, Private Entrance, Private Yard, Storage**

Construction: **Composite Siding, Stucco**  
 Flooring: **Carpet, Tile, Vinyl Plank**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Wine Refrigerator**  
 Int Feat: **Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	13`7" x 9`9"	Living Room	Main	19`5" x 18`7"
Kitchen With Eating Area	Main	13`10" x 19`4"	Dining Room	Main	10`6" x 13`0"
Other	Main	16`3" x 23`8"	Balcony	Upper	4`7" x 22`2"
Bonus Room	Upper	12`1" x 13`6"	Bedroom	Upper	9`11" x 10`7"
Bedroom	Upper	9`11" x 11`3"	5pc Bathroom	Upper	9`9" x 8`11"

5pc Ensuite bath	Upper	12`11" x 9`1"
Walk-In Closet	Upper	9`7" x 7`7"
Other	Upper	15`2" x 25`4"
2pc Bathroom	Lower	7`0" x 3`10"
Family Room	Lower	13`2" x 22`3"
Furnace/Utility Room	Basement	12`10" x 6`10"
Game Room	Basement	25`11" x 15`0"
Other	Basement	15`9" x 18`11"
Bedroom	Basement	9`7" x 12`6"

Bedroom - Primary	Upper	13`10" x 24`5"
Balcony	Upper	4`1" x 24`1"
Bedroom	Lower	7`0" x 10`3"
Laundry	Lower	13`7" x 8`1"
Other	Lower	12`3" x 27`6"
Storage	Basement	22`0" x 26`8"
Other	Basement	2`2" x 10`3"
4pc Bathroom	Basement	7`4" x 6`6"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	9411809

Remarks

Pub Rmks: **Welcome to your dream home, nestled on over 3 acres in the highly coveted Springbank area, where the beauty of nature meets unparalleled luxury. This fully renovated masterpiece has been completely reimagined from the studs up, offering a modern, stylish retreat that harmonizes seamlessly with its serene surroundings. Every inch of this home has been meticulously crafted, with no detail spared in delivering the utmost in quality and sophistication. As you approach the property, you'll immediately appreciate the freshly paved driveway and stunning curb appeal, with epoxy-coated Hardy Board on the front and sleek acrylic stucco that gives the home a chic, contemporary look. The massive triple-car garage, complete with heating, provides ample space for vehicles and storage, while offering a warm welcome every time you return home. Step inside to discover an open-concept living space filled with natural light, where you'll find high-end vinyl plank flooring throughout, adding both durability and elegance. The spacious living areas are designed for both intimate family moments and effortless entertaining, with expansive new windows allowing you to take in breathtaking panoramic views of the surrounding nature. The heart of the home is the gourmet kitchen, where no expense has been spared. Featuring luxurious gold Cilic quartz countertops, custom high-end cabinetry, and state-of-the-art new appliances, this kitchen is truly a chef's delight. Whether you're preparing a family meal or hosting a gathering, it's the perfect space to unleash your culinary creativity. With an opulent 5-piece ensuite complete with a freestanding soaker tub, separate glass shower, dual vanities, and high-end finishes, this master bath is the epitome of luxury. A walk-in closet provides ample storage, making this suite both beautiful and functional. The expansive walk-out basement offers limitless possibilities, from a family room to a home theater or games room, with direct access to the outdoors where you can enjoy the tranquility of the private landscape. This home was designed with comfort and efficiency in mind, featuring brand new high-efficiency furnaces, a new hot water tank, and smart home electrical systems, giving you ultimate control over your environment, With every detail considered, including new high-efficiency furnaces, smart home electrical systems, and new appliances. . The new septic tank ensures optimal performance for years to come, while the freshly installed new shingles guarantee long-term protection. When it comes to outdoor living, this home truly shines. You'll enjoy large decks, each equipped with stylish new railings and Duradeck, perfect for relaxing, entertaining, or dining al fresco while soaking in the natural beauty that surrounds you. The centerpiece of the outdoor space is a large, serene pond, offering a peaceful rural living and proximity to the city. You'll enjoy the privacy of a country estate while still being just a short drive from Calgary's amenities.**

Inclusions:	N/A
Property Listed By:	eXp Realty

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











