



THE
A-TEAM

**RE/MAX
FIRST**

27 CALLING HORSE Estates, Rural Rocky View County T3Z 1H4

MLS® #: **A2180193** Area: **Calling Horse Est** Listing Date: **11/20/24** List Price: **\$1,850,000**
 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: **1988**
 Lot Information
 Lot Sz Ar: **176,418 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,111**
 Low Sqft:
 Ttl Sqft: **3,111**

DOM

63
Layout
 Beds: **6 (5 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:
 Lot Feat: **Cul-De-Sac, Irregular Lot, Many Trees, Private**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Wood**
 Heating: **Boiler, Fireplace(s), Forced Air**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet, Hardwood, Slate**
 Water Source:
Co-operative
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer**
 Int Feat: **Bar, Kitchen Island, Sauna**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	22`11" x 13`8"	Dining Room	Main	15`8" x 47`4"
Den	Main	7`9" x 6`7"	Laundry	Main	11`6" x 5`9"
Bedroom	Second	13`7" x 11`4"	Bedroom	Second	12`11" x 11`1"
Game Room	Basement	31`4" x 12`1"	Sauna	Basement	4`8" x 4`0"

Bedroom
Family Room
Bedroom
Game Room
4pc Bathroom
3pc Bathroom

Basement
Main
Second
Basement
Second
Basement

15`5" x 14`3"
 19`11" x 16`2"
 13`7" x 10`0"
 45`9" x 25`1"

Living Room
Bedroom - Primary
Bedroom
2pc Bathroom
5pc Ensuite bath

Main
Second
Second
Main
Second

20`0" x 13`6"
 20`2" x 13`6"
 12`4" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

8011161

Zoning:
R-1

Remarks

Pub Rmks:

Spectacular estate home with over 4,500 square feet of living space, perfectly positioned on a gently rolling 4-acre lot. This property offers breathtaking panoramic views of sunrises, sunsets, the countryside, and twinkling city lights. Designed with growing families and entertaining in mind, the home features six spacious bedrooms, each large enough to accommodate a king-sized bed and desk. The property provides numerous possibilities for adding another home while maintaining privacy as the zoning allows for an additional dwelling unit under discretionary use. Located in an exclusive community of just 17 homes, the property is directly across from a 7-acre park featuring tennis courts, a horse-riding rink, and a 1-kilometer walking path. Despite its tranquil setting, it's only 25 minutes from downtown. Recent upgrades include a brand-new therapeutic 10-person hot tub and newly revamped indoor pool systems, including a new boiler. The back deck has been updated with composite decking and features a new gas patio heater, creating the perfect space to relax under the stars year-round. The home also boasts a smart, WiFi-connected washer and dryer with steam functionality, set in a main-floor laundry room complete with built-in cabinetry and a granite counter for folding. Energy efficiency has been enhanced with a recent energy assessment and the addition of R50 insulation in the attic. Both the interior and exterior have been freshly painted, and the asphalt driveway has been resealed for durability and curb appeal. This property combines luxury, functionality, and the charm of a vibrant community, offering the perfect blend of active living and serene countryside lifestyle.

Inclusions:
 Property Listed By:

Hottub
KIC Realty

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













