



THE
A-TEAM

**RE/MAX
FIRST**

258 HAMILTON Drive, Rural Rocky View County T3R 1A2

MLS® #: **A2185740** Area: **Bearspaw_Calg** Listing Date: **01/08/25** List Price: **\$2,420,000**
 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: **1998** Abv Sqft: **5,779**
 Lot Information Low Sqft:
 Lot Sz Ar: **95,396 sqft** Ttl Sqft: **5,779**
 Lot Shape:

DOM

10
Layout
 Beds: **8 (6 2)**
 Baths: **7.5 (7 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **6**
 Garage Sz: **4**

Access:
 Lot Feat: **Landscaped, Level, Rectangular Lot**
 Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Hardwood, Tile**
 Sewer: **Septic Field, Septic Tank** Water Source: **Shared Well**
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Gas Range, Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Game Room	Main	19`0" x 16`2"	Bonus Room	Main	16`2" x 19`1"
Kitchen	Main	14`8" x 16`10"	Dining Room	Main	10`11" x 10`7"
Laundry	Main	9`5" x 9`5"	2pc Bathroom	Main	6`10" x 5`10"
Bedroom - Primary	Upper	18`10" x 14`7"	Bedroom	Upper	12`2" x 18`7"
Bedroom	Upper	14`2" x 12`3"	5pc Ensuite bath	Upper	7`11" x 7`11"
Bedroom	Upper	10`9" x 14`10"	Bedroom	Upper	13`0" x 10`9"

Bedroom	Upper	9`1" x 15`6"	Library	Upper	13`0" x 11`6"
Office	Main	14`3" x 20`3"	Atrium	Main	15`8" x 22`8"
Bonus Room	Upper	16`1" x 11`11"	3pc Bathroom	Main	22`3" x 22`7"
4pc Bathroom	Upper	7`9" x 6`10"	5pc Ensuite bath	Upper	8`6" x 10`6"
5pc Ensuite bath	Upper	7`11" x 8`2"	Bedroom	Basement	16`2" x 14`5"
Bedroom	Basement	11`10" x 13`9"	3pc Bathroom	Basement	8`2" x 6`4"
Exercise Room	Basement	38`8" x 33`5"	Flex Space	Basement	12`4" x 20`0"
6pc Ensuite bath	Upper	7`8" x 9`11"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **8111028**

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to "Weeping Birch Estate," a remarkable country home set on approximately 2 acres of land in a peaceful location with views of the 15th hole of the Bears paw Golf and Country Club. This impressive property features 7 bedrooms, 8 bathrooms, and nearly 9,000 square feet of developed living space. The grand foyer, with its 19-foot ceilings, creates an inviting entrance and sets the tone for the home. The main floor includes a study, games room, living room, and family room. The well-designed kitchen features a granite center island, ample workspace, and high-quality appliances, flowing seamlessly into the breakfast area and a light-filled atrium with a fitted hot tub. The upper level offers 5 bedrooms, including a luxurious master suite with a spa and a private reading room. An additional wing, accessible via a separate staircase, contains two en-suite bedrooms and a second family room. The lower level includes two more bedrooms, a recreation room, and a professional gym. Outdoor amenities include a regulation tennis court. Conveniently located, the property is just one minute from major road.**

Inclusions: **N/A**
 Property Listed By: **TrustPro Realty**

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











