



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**16 CLOVER Lane, Rural Rocky View County T3Z 1G9**

MLS® #: **A2186843**      Area: **NONE**      Listing Date: **01/15/25**      List Price: **\$1,295,000**  
 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: **2,674**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **91,476 sqft**      Ttl Sqft: **2,674**  
 Lot Shape:

DOM

**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **8**  
 Garage Sz: **5**

Access:  
 Lot Feat: **Back Yard, Front Yard, Garden, Landscaped, Treed**  
 Park Feat: **Double Garage Detached, Heated Garage, Insulated, Triple Garage Attached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle, See Remarks**  
 Heating: **Forced Air, Natural Gas**  
 Sewer: **Septic Field, Septic Tank**  
 Ext Feat: **Garden**

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer**  
 Int Feat: **Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`8" x 6`6"	Living Room	Main	17`2" x 16`7"
Den	Main	17`2" x 10`4"	Kitchen	Main	17`8" x 12`0"
Dining Room	Main	12`2" x 12`0"	Laundry	Main	11`0" x 10`6"
3pc Bathroom	Main	8`4" x 6`0"	Bedroom - Primary	Upper	18`7" x 17`7"
Walk-In Closet	Upper	13`7" x 6`0"	4pc Ensuite bath	Upper	13`7" x 8`0"

**Bedroom**  
**5pc Bathroom**  
**Game Room**  
**4pc Bathroom**  
**Furnace/Utility Room**

**Upper**  
**Upper**  
**Lower**  
**Lower**  
**Lower**

**14`3" x 13`5"**  
**11`0" x 10`6"**  
**27`11" x 26`11"**  
**9`1" x 5`6"**  
**28`2" x 12`10"**

**Bedroom**  
**Office**  
**Bedroom**  
**Storage**

**Upper**  
**Upper**  
**Lower**  
**Lower**

**14`5" x 13`4"**  
**14`4" x 13`9"**  
**14`2" x 9`7"**  
**5`6" x 3`7"**

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9711646**

Zoning: **R-CRD**

Remarks

**Pub Rmks: \*\*OPEN HOUSE - Sat. Jan 18 (1-3pm)\*\*Every now and then, a property comes along that checks all the boxes—and then some! Welcome to 16 Clover Lane, a masterpiece of style, comfort, and functionality, set on 2.10 peaceful acres with ideal access to schools and amenities. This 4-bedroom, 4-bathroom country home offers a seamless blend of timeless craftsmanship and functional living, making it the perfect retreat for families and entertainers alike. Step inside to discover a beautiful interior with many updates including a stylish kitchen completed in 2024. From sleek quartz countertops and soft-close maple cupboards to stainless steel appliances, this kitchen is as gorgeous as it is practical. The dining area, conveniently located adjacent to the kitchen, offers ample space for both intimate family dinners and larger gatherings. The main floor also features a bright and versatile den, perfect for a home office or music room. A thoughtfully designed mudroom and main-floor laundry add practicality, keeping your home organized and functional for day-to-day living. The spacious living area with stone fireplace is designed for both relaxation and entertaining, with abundant natural light and a flow that makes gatherings effortless. Upstairs, the generously sized bedrooms include a primary suite with a large ensuite and walk-in closet. Two additional bedrooms, full bathroom and versatile office/hobby room, complete the space. The fully finished basement adds even more living space with large family/rec room, wet bar, 4th bedroom, and full bathroom. The property doesn't stop impressing at the front door, the attached triple garage is heated with Calcana radiant gas heater. Outside, you'll find a masterfully built shop featuring exquisite timberframe construction, built in 2012, this shop features a garage, workshop, greenhouse and plenty of attic storage. The main shop area features soaring ceilings, hydronic in-slab heating, and the ideal shop layout. (Shop equipment negotiable) Whether you're a woodworker, car enthusiast, or gardening aficionado, this space is ready to bring your passions to life. To top it off, the home features practical upgrades like a class 4 impact-resistant roof (2012) and fresh exterior paint completed in 2021, ensuring peace of mind for years to come. With its serene acreage, modern amenities, and thoughtfully designed spaces, this is more than just a home—it's a lifestyle. Country living close to Calgary, with views of the Rocky mountains, and easy access to mountain activities.**

Inclusions: **Negotiable**  
 Property Listed By: **eXp Realty**

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

























