



THE
A-TEAM

**RE/MAX
FIRST**

81 CULLEN CREEK Estates, Rural Rocky View County T3Z 3K8

MLS®#: **A2186918** Area: **Cullen Creek Estates** Listing Date: **01/15/25** List Price: **\$2,750,000**
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: **1981**

Lot Information

Lot Sz Ar: **87,991 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Many Trees,Views**

Park Feat:

Triple Garage Attached

Utilities and Features

DOM

2

Layout

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

Parking

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

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Yard**

Construction: **See Remarks**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Sauna,Soaking Tub,Storage,Track Lighting,Vaulted Ceiling(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`1" x 15`10"	Kitchen	Main	12`8" x 22`8"
Laundry	Main	8`6" x 9`6"	Dining Room	Main	12`8" x 15`4"
Great Room	Main	22`11" x 15`11"	Bedroom - Primary	Main	14`9" x 14`3"
Bedroom	Main	10`6" x 12`4"	Bedroom	Main	10`6" x 11`3"
2pc Bathroom	Main		Loft	Second	18`5" x 15`11"
Exercise Room	Basement	12`0" x 15`1"	Great Room	Basement	12`7" x 17`3"
Family Room	Basement	18`3" x 15`10"	Other	Basement	6`0" x 9`0"

Bedroom
Bedroom
5pc Ensuite bath

Basement
Basement
Main

12`2" x 13`2"
12`1" x 12`0"

Flex Space
4pc Bathroom
3pc Bathroom

Legal/Tax/Financial

Basement
Main
Basement

7`6" x 16`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

8010779

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY JANUARY 18TH - 2PM TO 5PM. Perched on the edge of the Cullen Creek Valley, this exceptional contemporary residence offers an unparalleled blend of modern luxury and timeless architectural design. With expansive windows framing breathtaking Rocky Mountain vistas, the home is situated on two acres of pristine land at the end of a quiet cul-de-sac in the prestigious Cullen Creek Estates. Boasting over 5,300 square feet of living space, this five-bedroom, 3 ½ -bathroom family home seamlessly integrates new modern amenities with beautiful original architectural features, creating a true reflection of sophistication and comfort. The main floor showcases soaring vaulted ceilings, engineered oak flooring, and two wood-burning fireplaces, adding warmth and character throughout. A beautifully designed "Miele Chef's Kitchen", complete with gold-and-black quartz countertops and custom cabinetry anchors the open-concept living space. The private primary suite offers a serene retreat with scenic views and a spa-like ensuite, while two additional bedrooms complete the main-floor bedroom wing. Upstairs, a versatile loft provides endless possibilities, while the walk-out lower-level features two additional bedrooms, a striking two-sided wood-burning fireplace, a wet bar with a wine cooler, a gigantic storage space, an exercise room, and a sauna. Outside, the property is a private oasis with a rolling organic landscape, 45-year-old trees, and backs onto a magical wildlife corridor. The expansive backyard offers endless potential for a swimming pool, greenhouse, or additional garage. Recent upgrades include a new roof, new windows, furnaces, hot water, and water softening system, new cement board and industrial steel siding, new garage doors, and dual air conditioning units. Perfectly situated in one of Alberta's top school districts, just minutes from shopping, 17 minutes to downtown Calgary and the easy access out to the Rocky Mountains, this home is not only an ideal location but offers a rare combination of natural beauty, modern elegance, and convenience. Don't miss the opportunity to own this extraordinary property in one of Springbank's most sought-after neighborhoods. Schedule your private showing today and experience refined, contemporary living at its finest! Note: Offers will be presented on Monday January 20th at 6pm. Sellers reserve the right to accept an Offer prior to Monday.

Inclusions:
Property Listed By:

**Miele Coffee Machine, Lower Level Luxury Wine Fridge
Coldwell Banker Mountain Central**

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











