



THE
A-TEAM

**RE/MAX
FIRST**

231224 FORESTRY Way, Rural Rocky View County T0L 0K0

MLS® #: **A2187267**

Area: **NONE**

Listing Date: **01/17/25**

List Price: **\$1,600,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

2,376

1990

Low Sqft:

Ttl Sqft:

2,376

Year Built:

Lot Information

Lot Sz Ar:

210,830 sqft

Lot Shape:

DOM

91

Layout

Beds:

3 (3)

Baths:

3.0 (3 0)

Style:

**1 and Half
Storey, Acreage with
Residence**

Parking

Ttl Park:

10

Garage Sz:

5

Access:

Lot Feat:

Private, Treed, Views

Park Feat:

Heated Garage, Quad or More Detached, RV Access/Parking, Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer: **Septic Field, Septic Tank**

Ext Feat: **Fire Pit, Private Yard**

Construction:

Cedar, Wood Frame

Flooring:

Carpet, Cork, Hardwood, Tile

Water Source:

Well

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Oven, Range Hood, See Remarks, Washer, Water Purifier, Water Softener, Window Coverings**

Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

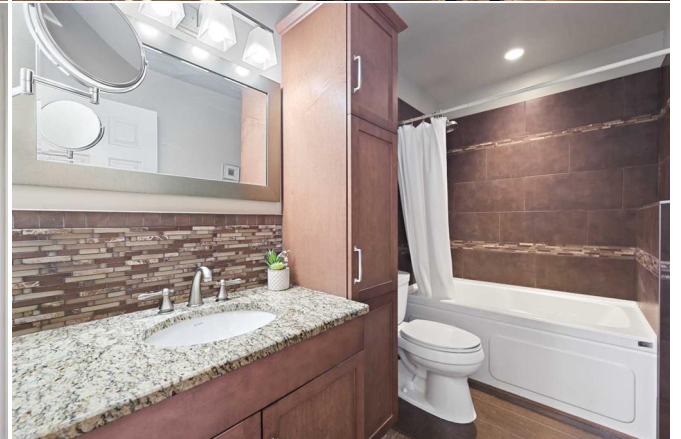
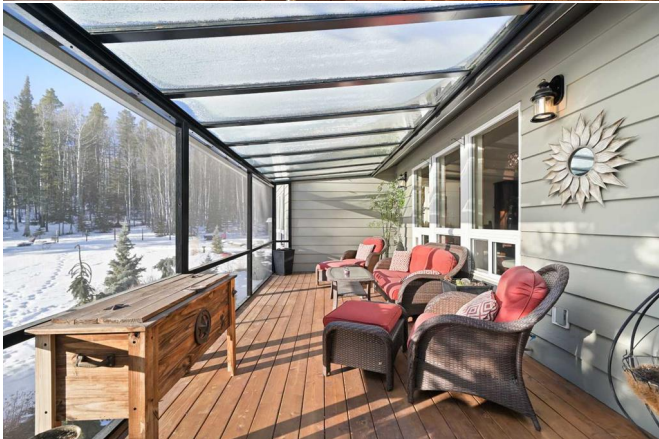
Room Information

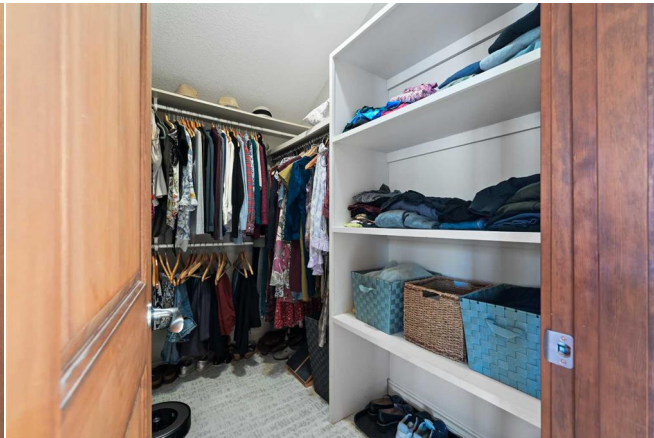
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`1" x 5`3"	Living Room	Main	26`11" x 19`1"
Kitchen	Main	17`5" x 14`9"	Den	Main	13`6" x 11`5"
Loft	Upper	10`10" x 4`4"	Walk-In Closet	Upper	7`8" x 4`11"
Walk-In Closet	Upper	5`1" x 4`9"	Family Room	Lower	21`9" x 16`8"
Game Room	Lower	25`9" x 19`6"	Flex Space	Lower	14`7" x 8`6"
Laundry	Lower	12`7" x 12`7"	Furnace/Utility Room	Lower	21`9" x 18`1"

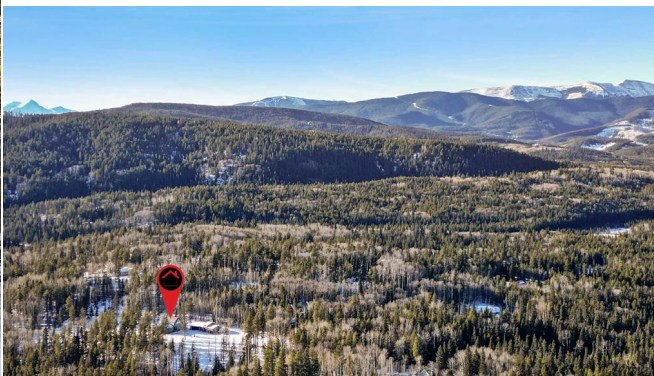
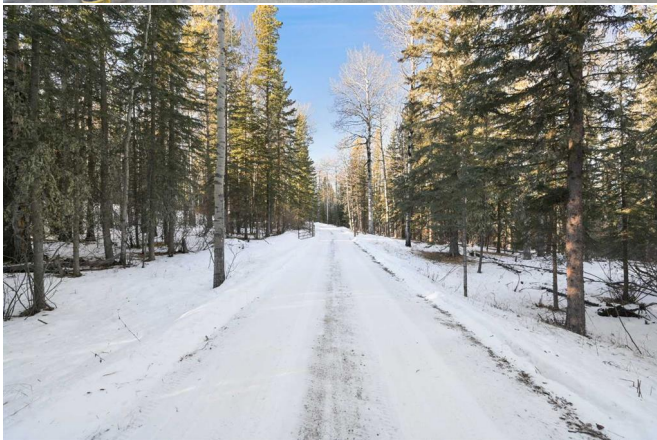
Bedroom - Primary	Upper	19`0" x 13`2"	Bedroom	Main	11`4" x 11`1"
Bedroom	Main	10`10" x 9`8"	4pc Bathroom	Main	9`8" x 5`3"
4pc Ensuite bath	Upper	9`10" x 7`7"	3pc Bathroom	Lower	9`2" x 4`8"
Dining Room	Main	17`5" x 14`9"			
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-RUR			
Legal Desc:		9011384			
Remarks					
Pub Rmks:		Privately nestled amongst the trees on nearly 5 acres sits this gorgeously updated walkout! A vast amount of work and money has been spent creating a truly enchanting landscape with loads of thoughtful updates! Move in and enjoy a worry-free, peaceful lifestyle. Fully finished, with over 4,150 sq.ft. of developed space, this luxurious home has it all! Grand cathedral ceilings with almost an entire wall of windows allow the sunlight to shine through creating a warm ambience in the inviting living room. The focal fireplace has been resurfaced with floor-to-ceiling Montana fossil stone, a new Napoleon wood-burning firebox, a catalytic converter for lower emissions and a beautiful, reclaimed barn wood mantel inviting you to put your feet up and relax. The incredible state-of-the-art kitchen inspires culinary creativity featuring custom soft-close cabinetry, a custom-designed island with power on both sides, a custom range hood, hand-made Italian tile, a large farmhouse sink, refinished red oak flooring, quartz countertops, all new lighting, high-end Fisher & Paykel counter-depth built-in fridge, an induction self-cleaning range and much more. Through to the outside...enjoy a peaceful retreat that lets you connect with nature year-round in the glass roofed, fully-screened wrap-around deck. The main floor den provides a quiet tucked away space for work, study or hobbies. This level is also home to 2 spacious bedrooms and an upgraded 4-piece bathroom. Open to below, the loft on the upper level is a great place to curl up with a good book. The rest of the upper level hosts the master suite complete with 2 walk-in closets and a lavish ensuite boasting 2 separate vanities and a glassed in shower. Gather in the finished walkout basement and connect over engaging movie and games nights. 2-bedrooms were combined to create a wonderful studio/ home office and can easily be changed back making this a 5-bedroom home. This lower level’s bathroom has been beautifully renovated with a new vanity, new shower, neutral paint and designer lighting. The laundry room is incredible making this task less of a chore with its utility sink and plenty of shelving. The utility room hides away sports equipment complete with shelving, 220-volt plug and a second fridge. Walk out to the lower patio and beyond to this nature lover’s utopia with endless trees, a greenhouse, a 6-person Dynasty hot tub and a built-in firepit for long summer nights under those breathtaking summer stars. Car enthusiasts, home mechanics and tinkers are going to love the 5-bay garage with a workshop, 2 heaters, a 2post hoist, built-in shelving, tire storage, benches and more. Additional home upgrades include an upgraded electrical panel, a Cummins 20kw propane powered backup generator, water softener and UV water purifier, all new carpets and more. This picturesque property is located only 2 km from the Kananaskis / Bragg Creek Trails and mountains.			
Inclusions:		Second refrigerator in the basement, hot tub, greenhouse, standby generator, propane tank for generator (if rental assumed by new buyers), Starlink dish + router, Bell satellite dish + routers, garage 2 post hoist -vehicle lift, sea can, reverse osmosis drinking system, basement wall mirrors, basement shelves and TV, basement sofa, trampoline, garage cabinets and shelving, garage tire storage, garage benches.			
Property Listed By:		Real Broker			

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









231224 FORESTRY WAY

231224 Forestry Way
Main Level (A.G.) - 1778.74 Sq.Ft. / 163.33 sq.
Upper Level (B.G.) - 287.25 Sq.Ft. / 26.64 sq.
TOTAL ABOVE GRADE FNR BUIL - 2065.99 Sq.Ft. / 190.97 sq.
Basement (C.G.) - 108.34 Sq.Ft. / 10.02 sq.
Basement (D.G.) - 415.09 Sq.Ft. / 38.36 sq.
TOTAL BASEMENT - 523.43 Sq.Ft. / 48.38 sq.

