



THE
A-TEAM

**RE/MAX
FIRST**

260080 GLENBOW Road, Rural Rocky View County T4C 0B7

MLS® #: **A2187351**

Area: **Bearspaw_Calg**

Listing Date: **01/13/25**

List Price: **\$1,995,000**

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: **2023**
Lot Information
Lot Sz Ar: **140,263 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,015**
Low Sqft:
Ttl Sqft: **2,015**

DOM

9
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:
Lot Feat: **Cul-De-Sac,See Remarks,Sloped Down,Views**
Park Feat: **Driveway,Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Field,Septic System,Septic Tank**
Ext Feat: **Balcony,BBQ gas line,Dog Run,Lighting**

Construction: **Composite Siding,Stone,Stucco**
Flooring: **Hardwood,See Remarks,Tile**
Water Source:
Well
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Microwave,Washer/Dryer,Wine Refrigerator**

Int Feat: **Beamed Ceilings,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,See Remarks,Soaking Tub,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`3" x 12`3"	Living Room	Main	17`0" x 20`1"
Kitchen	Main	13`0" x 20`3"	Pantry	Main	8`3" x 6`11"
Dining Room	Main	13`0" x 11`1"	Bedroom - Primary	Main	12`11" x 17`0"

6pc Ensuite bath	Main	12`10" x 13`3"	Walk-In Closet	Main	13`0" x 8`5"
Office	Main	12`11" x 10`0"	Mud Room	Main	8`5" x 10`11"
Laundry	Main	7`10" x 5`11"	2pc Bathroom	Main	5`7" x 5`9"
5pc Bathroom	Lower	12`3" x 7`5"	Hobby Room	Lower	8`4" x 9`3"
Bedroom	Lower	12`2" x 16`3"	Bedroom	Lower	12`4" x 13`11"
Exercise Room	Lower	12`3" x 22`10"	Game Room	Lower	16`9" x 22`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1710484**

Zoning: **R-RUR**

Remarks

Pub Rmks: *****OPEN HOUSE - Saturday January 18th, 1pm - 4pm*** Nestled on 3.22 acres of serene hillside, just minutes from Cochrane, Glenbow Ranch Provincial Park, and a short drive to downtown Calgary, this custom-built luxury bungalow offers breathtaking valley views and impeccable design. Step into the grand entrance with mosaic tile inlays and engineered hardwood, leading to a living room with soaring cathedral ceilings and floor-to-ceiling south-facing windows. At the heart of the home is a chef's kitchen featuring a 5'x10.5' quartz island, gas range, double ovens, and a unique dry cold pantry. The primary suite boasts stunning views, a spa-inspired ensuite with a wet room (dual showers, rain heads, and a soaker tub), and a custom walk-in closet. Outside, a 600+ sq. ft. deck with a vaulted covered area creates the perfect space for entertaining. The lower level is designed for ultimate enjoyment, with a custom wet bar, wine fridge, gym with commercial-grade rubber flooring, and a walk-out patio with a hot tub. Two spacious bedrooms, a five-piece bathroom, and a stunning mono stringer staircase complete the space. Additional features include an oversized three-car garage, upgraded shingles, air conditioning, and new home warranty. This hillside haven combines luxury, tranquility, and unmatched indoor-outdoor living. Don't miss your chance to call this retreat home!**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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













