



THE
A-TEAM

**RE/MAX
FIRST**

42230 251A Township, Rural Rocky View County T3Z2R4

MLS® #: **A2187663** Area: **Tower Ridge Estates** Listing Date: **01/15/25** List Price: **\$1,500,000**
 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: **1991**

Lot Information

Lot Sz Ar: **174,240 sqft**
 Lot Shape:

Access:

Lot Feat: **Gentle Sloping, Landscaped, Many Trees, Rectangular Lot**
 Park Feat: **Double Garage Attached, Driveway**

Utilities and Features

DOM

6

Layout

Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **5 Level Split, Acreage with Residence**

Parking

Ttl Park: **8**
 Garage Sz: **2**

Roof: **Asphalt Shingle, Rolled/Hot Mop**
 Heating: **In Floor, Fireplace(s), Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Balcony, Fire Pit, Private Yard**

Construction: **Composite Siding, Wood Frame**
 Flooring: **Ceramic Tile, Hardwood, Vinyl Plank**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Oven, Range Hood, Refrigerator, Satellite TV Dish, Washer, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Vaulted Ceiling(s), Vinyl Windows, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	10`10" x 7`2"	Breakfast Nook	Main	7`9" x 13`0"
Dining Room	Main	7`9" x 14`6"	Foyer	Main	6`11" x 7`2"
Kitchen	Main	15`2" x 9`1"	Living Room	Main	14`4" x 18`11"
3pc Bathroom	Second	6`2" x 6`11"	5pc Ensuite bath	Second	10`9" x 8`8"
Bedroom	Second	11`4" x 13`7"	Bedroom	Second	10`1" x 14`9"
Bedroom - Primary	Second	14`1" x 25`8"	Bedroom	Third	13`7" x 13`5"
3pc Bathroom	Lower	4`7" x 13`1"	Game Room	Lower	28`6" x 20`4"
Furnace/Utility Room	Lower	11`4" x 6`5"			

Title: **Fee Simple**
Legal Desc: **8711270**
Zoning: **R-RUR**

Remarks

Pub Rmks: **OPEN HOUSEs this Saturday Jan. 18 (12-4pm) & Sunday Jan. 19 (12-4pm)....OUTSTANDING OPPORTUNITY to own this BEAUTIFULLY appointed 5-LEVEL HOME nestled on 4 ACRES in the sought after TOWER RIDGE ESTATES in Rocky View County. Minutes SOUTH of COCHRANE on a PICTURESQUE, PEACEFUL cul de sac. Offering over 2900 SF of LIVING SPACE this FULLY RENOVATED PROPERTY features INCREDIBLE VIEWS, PRIVACY, and convenient LOCATION. On Entry your appreciation for the custom design is immediately recognized from the front foyer with adjoining 3PC Bath leading into the open CHEF'S KITCHEN, DINING & LIVING AREAS flooded by an ABUNDANCE of NATURAL LIGHT with westerly VIEWS, VAULTED CEILINGs, Enviro FIREPLACE, and private outdoor PATIO. Moving upstairs you have an open BONUS ROOM overlooking the main floor, 2 Bedrooms, a 3PC Bath and large PRIMARY BEDROOM featuring your own FIREPLACE, a 5PC "SPA INSPIRED" Ensuite, Walk In Closet, Laundry Facilities and private BALCONY where you can take in the Mountain and Valley Views. Up another level you have your 4th BEDROOM with BALCONY and more UNOBSTRUCTED PANORAMIC VIEWS. Down to the WALK-OUT portion of the home you are welcomed by a SPACIOUS FAMILY ROOM with 3PC Bath, 2nd LAUNDRY ROOM, Wet & Dry SAUNA, WET BAR and second outside PATIO to soak in the solitude and westerly VIEWS. Property is fenced, private and the views are breathtaking. A chance to own in an incredible location that does not come up often. Call today to VIEW.**

Inclusions: **Shed**
Property Listed By: **RE/MAX West Real Estate**

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













