

166 TRINITY Road, Rural Rocky View County T1Z 0A5

MLS®#:	A2188064	Area:	Listing Date:	01/22/25	List Price: \$1,879,900
Status:	Active	County: Rocky View C		None	Association: Fort McMurray



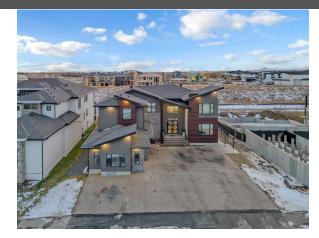
ral Information				DOM		
Туре:	Residential			11		
ype:	Detached			Layout		
Fown:	Rural Rocky View	Finished Floor Are	<u>ea</u>	Beds:	7 (5 2)	
	County	Abv Sqft:	4,566	Baths:	6.0 (6 0)	
Built:	2024	Low Sqft:		Style:	2 Storey	
nformation		Ttl Sqft:	4,566			
z Ar:	13,068 sqft			Parking		
hape:				Ttl Park:	9	
				Garage Sz:	3	
ss:				5		
eat:	Backs on to Park/Green Space					
Feat:	Triple Garage Attached					

Utilities and Features

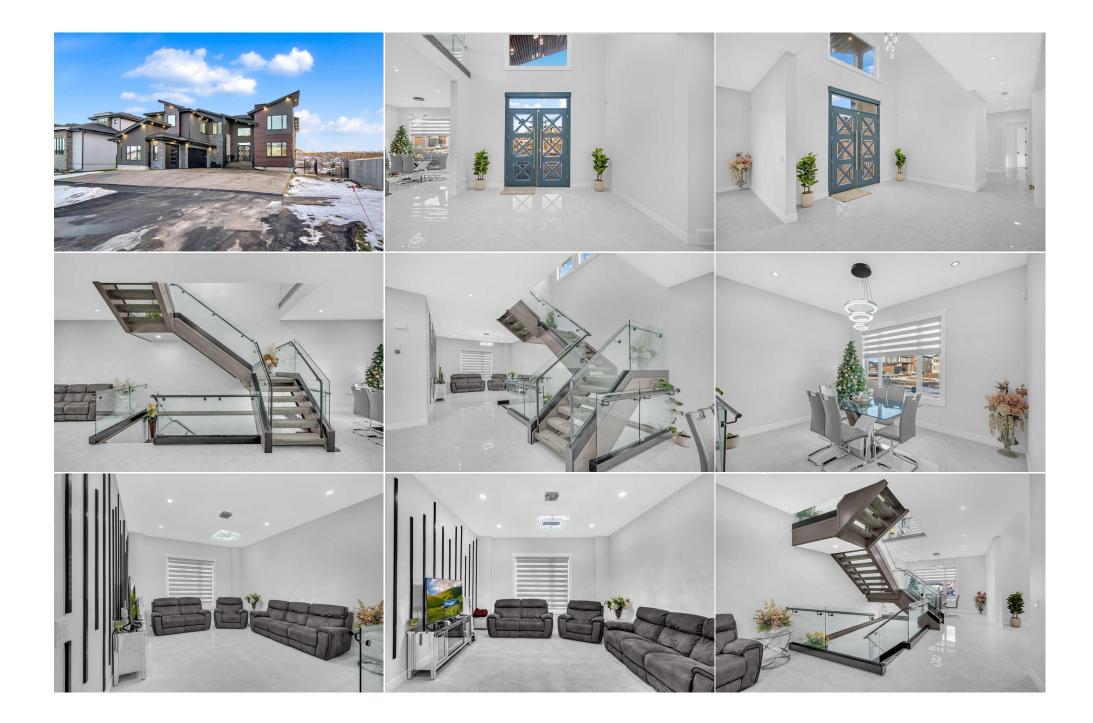
Roof:Asphalt ShingleHeating:See RemarksSewer:OtherExt Feat:BBQ gas line,Rain Gutters			Water Source:	Aluminum Siding Flooring: Carpet,Ceramic Tile,Hardwood Water Source: Drinking Water,See Remarks Fnd/Bsmt:			
Kitchen Appl: Int Feat: Utilities:							
Room Bedroom Dining Room Foyer Living Room Pantry 3pc Ensuite ba	<u>Level</u> Main Main Main Main Main ath Upper	Dimensions 15`3" x 12`2" 14`0" x 10`6" 14`5" x 13`4" 15`8" x 19`9" 10`6" x 5`5" 5`0" x 9`6"	Room 3pc Bathroom Family Room Kitchen Mud Room Spice Kitchen 3pc Ensuite bath	<u>Level</u> Main Main Main Main Upper	Dimensions 4`11" x 12`9" 14`1" x 17`0" 20`8" x 19`9" 9`2" x 8`8" 6`7" x 16`10" 8`4" x 4`11"		

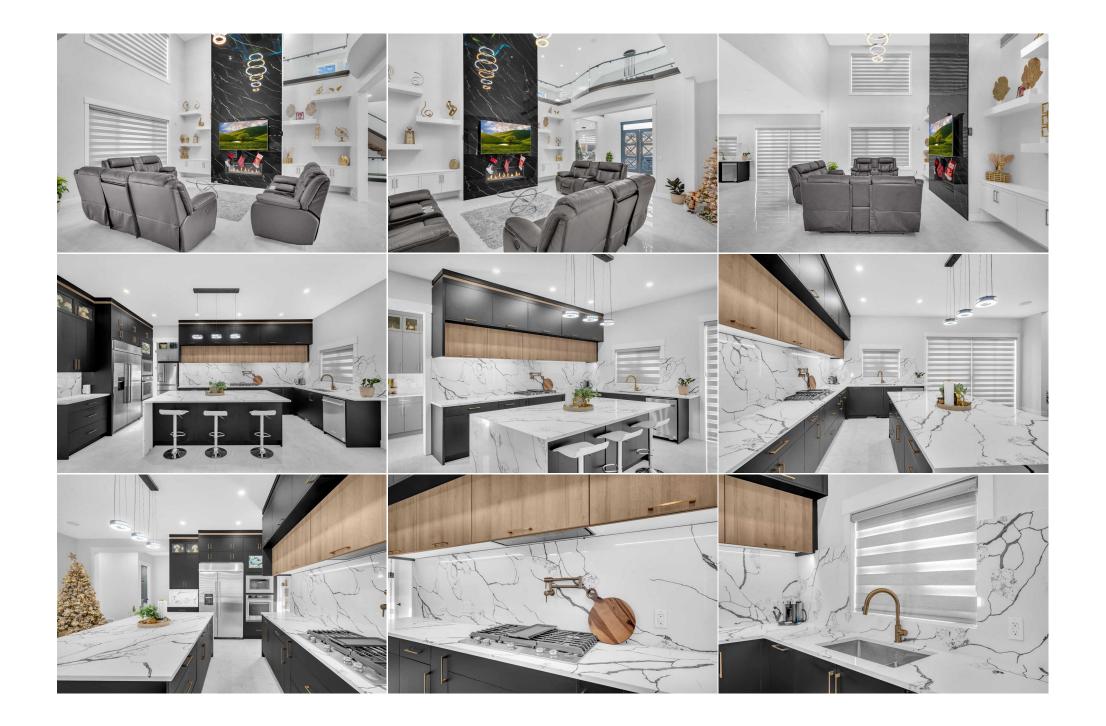
3pc Ensuite bath	Upper	4`11" x 8`10"	5pc Ensuite bath	Upper	19`0" x 9`6"			
Bedroom	Upper	11`2" x 17`7"	Bedroom	Upper	13`0" x 16`9"			
Bedroom	Upper	14`1" x 13`2"	Bonus Room	Upper	14`0" x 11`1"			
Laundry	Upper	7`7" x 5`10"	Bedroom - Primary	Upper	19`1" x 23`0"			
Walk-In Closet	Upper	9`6" x 12`8"	3pc Bathroom	Basement	10`7" x 5`10"			
Bedroom	Basement	13`2" x 16`7"	Bedroom	Basement	13`5" x 15`11"			
Kitchen	Basement	5`8" x 19`6"	Living Room	Basement	23`5" x 19`10"			
Office	Basement	12`5" x 9`9"	Game Room	Basement	25`3" x 16`7"			
Furnace/Utility Room	Basement	14`1" x 12`5"						
Legal/Tax/Financial								
Title:		Zoning:						
Fee Simple		R3						
Legal Desc:	1710761							
			Remarks					
Pub Rmks:	Pub Rmks: Discover the epitome of luxury living in this stunning home, offering over 6,300 sq. ft. of thoughtfully designed space across three levels. The main floor features expansive living areas, including a bright family room and living room perfect for gatherings, complemented by a formal dining room and an elegant foyer. A chef's dream kitchen with an additional spice kitchen and pantry caters to culinary enthusiasts, while the main floor also includes a spacious bedroom and a mudroom for convenience. Upstairs, the lavish primary suite boasts a generous walk-in closet and a spa-like ensuite, accompanied by three more bedrooms, each with its own ensuite, a bonus/prayer room, and a dedicated laundry area. The basement adds further appeal with a massive rec room, two large bedrooms, an office, and a secondary kitchen, ideal for extended family or entertaining. With its combination of sophisticated design, ample space, and premium amenities, this home offers unparalleled comfort and style.							
Inclusions:	NA							
Property Listed By:	eXp Realty							

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

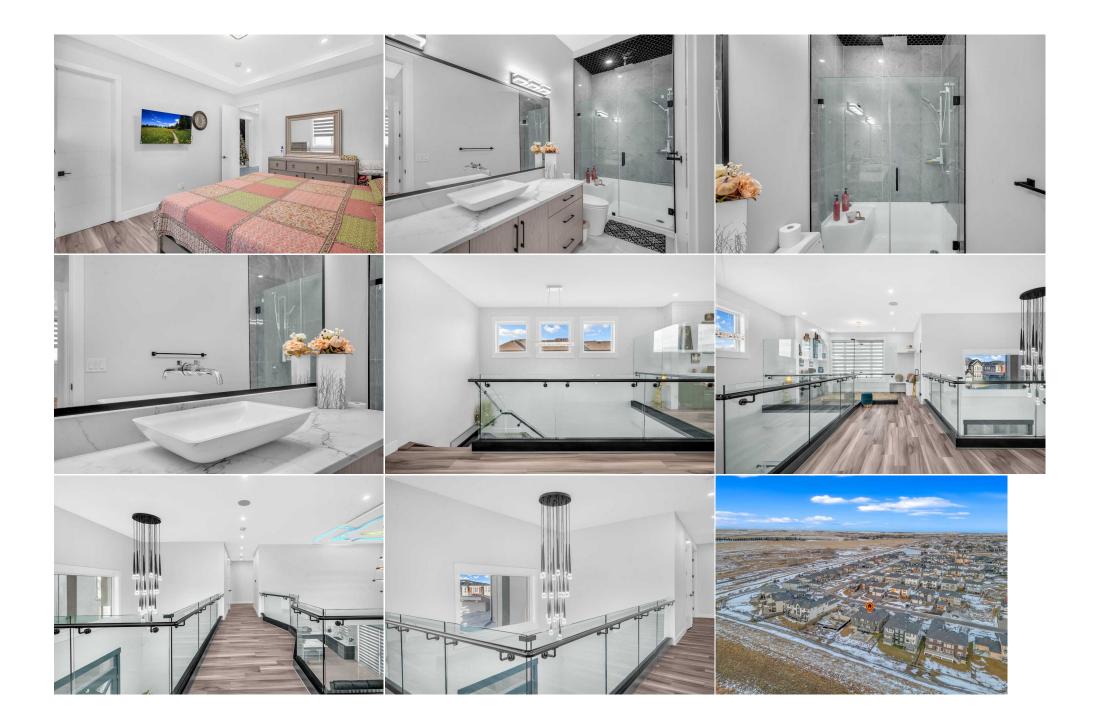


















Main Floor Exterior Area 2279.56 sq ft Interior Area 2154.59 sq ft

> BEDROCM S77' x IST' 103 m T

NUDROOM ST 492 79 NJ R

> 3PC BATH 1297 x 4117 42 44 8

> > FORDR 1397 x 1457 191 mill

GARAGE 3811* x 327 743 as ft

0 6 12

SPICE NTONE 1917 X 87

> NITCHEN 1997 x 104° 204 mg ft

> > .

DINING 1997 x 104* 203 mj fl

UVING 1977 x 1597 366 sq ft

19

17 x 1477 237 xq 8



166 Trinity Rd, Calgary, AB





