

## 15 STERLING SPRINGS Crescent, Rural Rocky View County T3Z 3J6

01/22/25 MLS®#: A2189162 Area: **Sterling Springs** Listing List Price: **\$1,795,000** 

Status: **Active** Change: County: **Rocky View County** None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: Detached

City/Town: County

Year Built: Lot Information Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat:

Residential

**Rural Rocky View** Finished Floor Area Abv Saft:

Ttl Saft:

2004 Low Sqft:

86,248 sqft

1,710

1.710

Backs on to Park/Green Space, Environmental Reserve, Few Trees, Landscaped, Lawn, Pie Shaped Lot

Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

**Parking** 

47

Garage Sz: 3

5 (23) 4.0 (4 0)

12

Acreage with

Residence, Bungalow

**Triple Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** 

Boiler, In Floor, Fireplace(s), Forced Air, Natural Heating:

Septic Field, Septic Tank Sewer:

Ext Feat: BBQ gas line, Fire Pit, Private Yard, Storage Construction:

Stucco Flooring:

Carpet, Concrete, Hardwood, Tile

Water Source: Co-operative Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range, Refrigerator, Washer, Window Coverings

Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Sump Int Feat:

Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Utilities:** Electricity Connected, Natural Gas Connected, Heating Paid For, Phone Paid For, Water Connected

Room Information

Level Level Dimensions Room Dimensions Room Kitchen Main 13`2" x 11`11" **Dining Room** Main 12`10" x 8`11" **Living Room** Main 18`4" x 14`11" Office Basement 14`3" x 8`5" **Family Room** Basement 19`1" x 17`11" **Game Room Basement** 37`1" x 19`11"

Laundry	Basement	16`10" x 8`8"	Storage	Basement	15`7" x 7`7"
Storage	Basement	7`7" x 7`7"	Bedroom - Primary	Main	17`8" x 13`11"
Bedroom	Main	10`8" x 10`8"	Bedroom	Basement	13`1" x 12`3"
Bedroom	Basement	13`5" x 11`7"	Bedroom	Basement	16`11" x 10`7"
5pc Ensuite bath	Main	11`6" x 9`11"	3pc Bathroom	Main	7`11" x 6`11"
3pc Bathroom	Basement	9`4" x 7`11"	5pc Ensuite bath	Basement	13`5" x 8`11"
Legal/Tax/Financial					
Title:		Zoning:			

**Fee Simple** R-CRD

0112464 Legal Desc:

Remarks

Pub Rmks:

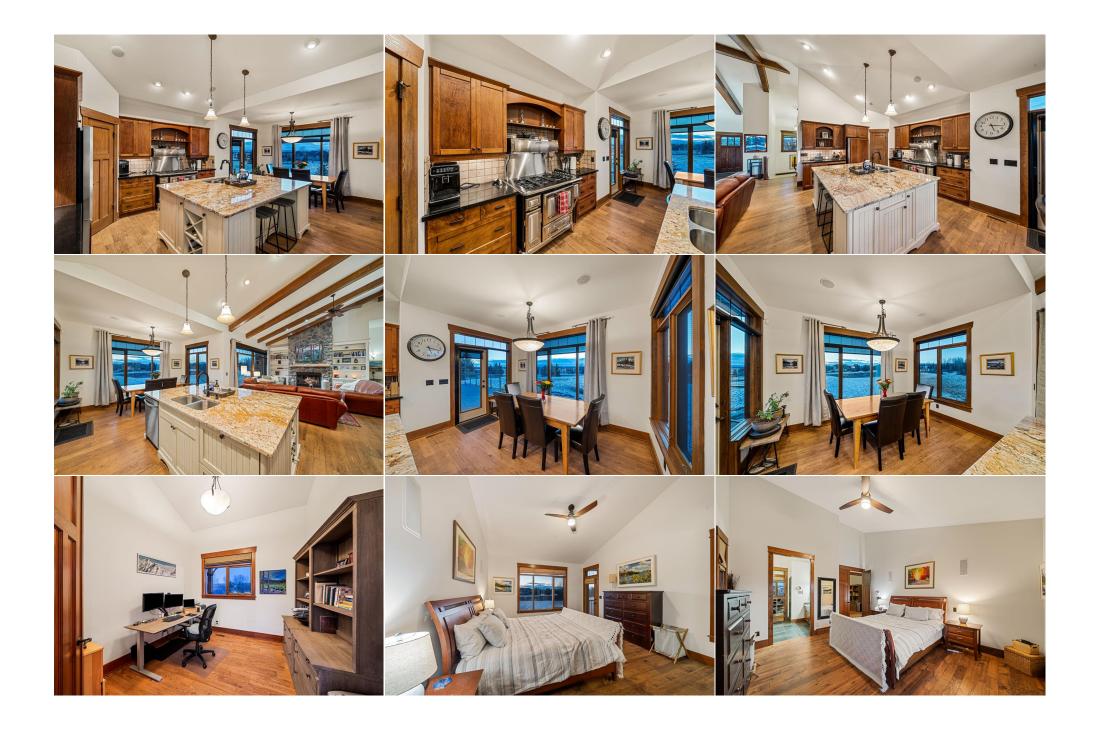
Welcome to nearly 4,300 sqft of luxurious living space in this craftsman-style bungalow, nestled on an expansive 1.98-acre lot that captures breathtaking panoramic mountain views. Meticulously renovated inside and out, this home features 5 spacious bedrooms, 4 bathrooms, and an oversized triple-attached garage—perfectly designed for car enthusiasts. Elegance and comfort blend seamlessly throughout this stunning property. As you step inside, you're welcomed by soaring vaulted ceilings adorned with striking accented beams and rich fir hardwood flooring, which highlight the exceptional craftsmanship found in every corner. The open-concept layout is drenched in natural light, creating a bright, airy atmosphere that complements modern living. The heart of the home is the chef's kitchen, a culinary dream come true. Equipped with a Heartland gas range, custom wood cabinetry, and an expansive granite island, this space is as functional as it is beautiful. The kitchen flows effortlessly into the dining and living areas, making it ideal for entertaining. The living room, anchored by a cozy wood-burning fireplace, offers tranquil backyard views, while the rear deck provides the perfect spot to enjoy your morning coffee with the mountains as your backdrop. The main level boasts two thoughtfully designed bedrooms, including a spacious guest room that can also serve as a home office. The primary suite is a luxurious retreat, featuring a walk-in closet and a spa-like 5-piece ensuite with an air tub, glass-enclosed steam shower, water closet, and double vanities. A stylish three-piece bath and a functional mudroom complete this level. The lower level is an entertainer's haven, offering three additional bedrooms, a Jack and Jill bath, a home office, a three-piece bath, and a generously sized family room with a wet bar. A standout feature of the home is "The Bunker"—a unique games and entertainment space located under the garage, perfect for family game nights or gatherings. The garage is a car enthusiast's dream, accommodating three vehicles with ample storage and premium finishes. A secondary garage under the back patio provides additional storage for lawn equipment, garden tools, or other outdoor essentials, ensuring the main garage remains organized. Step outside to discover a private backyard oasis, complete with mature trees, a patio, and a cozy fire pit area. Whether you're relaxing or entertaining, this outdoor space is perfect for enjoying the serene surroundings. The location is unbeatable, offering quick access to the ring road, just 5 minutes from Aspen Landing Shopping Centre, and only a 45-minute drive to the majestic Rocky Mountains. This property is the epitome of luxury living, combining convenience, style, and a stunning natural setting. Don't miss the opportunity to make this exceptional home yours.

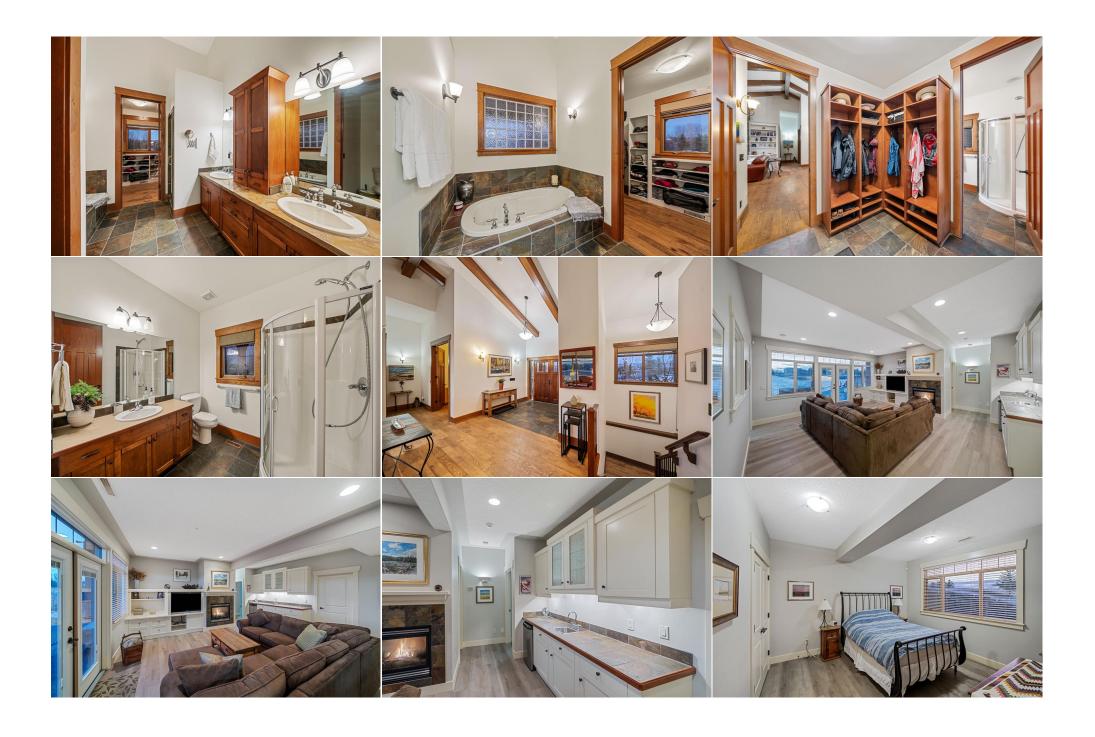
Inclusions:

Property Listed By: Century 21 Bamber Realty LTD.

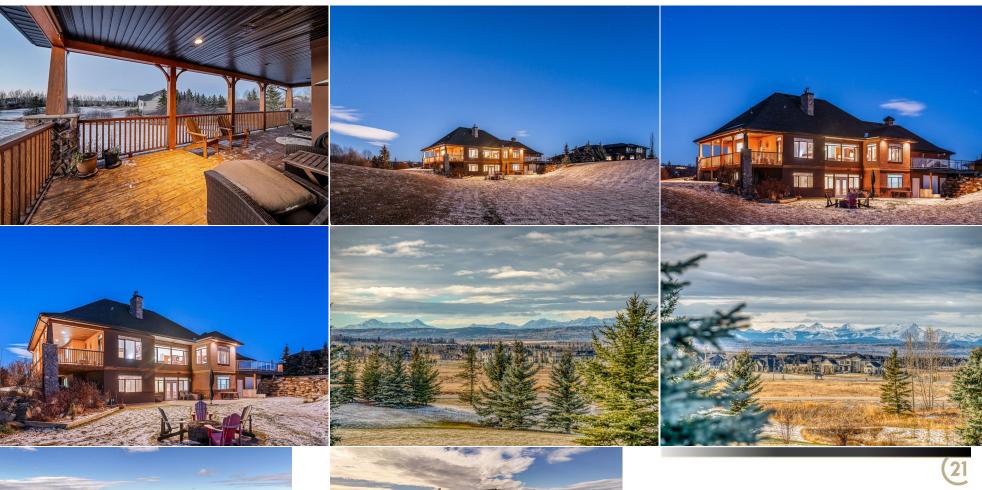
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















BASEMENT PLAN

MAIN FLOOR PLAN

This floor plan including furniture, fisture measurements and dimens Boathrownia.com gives no parameter, warranty or representation as the All enquiries must be directed to the agent, vendor or party represent 15 Sterling Springs Crescent