



THE A-TEAM

RE/MAX FIRST

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

MLS@#: A2189162 Area: Sterling Springs Listing Date: 01/22/25 List Price: \$1,795,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: Rural Rocky View County
Year Built: 2004
Lot Information: Lot Sz Ar: 86,248 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,710
Low Sqft:
Ttl Sqft: 1,710

DOM

11
Layout
Beds: 5 (2 3 )
Baths: 4.0 (4 0)
Style: Acreage with Residence, Bungalow

Parking

Ttl Park: 12
Garage Sz: 3

Access:
Lot Feat: Backs on to Park/Green Space, Environmental Reserve, Few Trees, Lawn, Landscaped, Pie Shaped Lot
Park Feat: Triple Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
Sewer: Septic Field, Septic Tank
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
Int Feat: Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Sump 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, Family Room, Dining Room, Office, and Game Room.

<b>Laundry</b>	<b>Basement</b>	<b>16`10" x 8`8"</b>	<b>Storage</b>	<b>Basement</b>	<b>15`7" x 7`7"</b>
<b>Storage</b>	<b>Basement</b>	<b>7`7" x 7`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`8" x 13`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 10`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>13`1" x 12`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`5" x 11`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>16`11" x 10`7"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>11`6" x 9`11"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7`11" x 6`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>9`4" x 7`11"</b>	<b>5pc Ensuite bath</b>	<b>Basement</b>	<b>13`5" x 8`11"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CRD**  
 Legal Desc: **0112464**

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: **None**  
 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

TOTAL AREA: 3917 SQ. FT.  
 This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 Measurements are given in quarters, seconds or representation as to the strategy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

15 Sterling Springs Crescent