



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**  
 Sub Type: **Detached**  
 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

**47**  
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,Landscaped,Lawn,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

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

<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**











(21)

**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**