

Lot 4 ELKSTONE Estates, Rural Rocky View County T4C 2Y8

MLS®#:	A2189188	Area:	NONE	Listing Date:	01/21/25	List Price: \$1,990,000
Status:	Active	County:	Rocky View County	Change:	None	Association: Fort McMurray

			General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	Residential Detached Rural Rocky View County 2025 87,120 sqft Gentle Sloping,Priv Triple Garage Attac Utilities and Featur	hed	2,273 2,273	DOM O Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	4 (3 1) 3.0 (3 0) Acreage with Residence,Bungalow 3 3
Roof: Heating: Sewer: Ext Feat:	Asphalt Forced Air,Natural Septic Field,Septic Private Yard	: Tank	Nierowa Ower R	Flooring: Hardwo Water So Co-oper Fnd/Bsm Poured	ite Siding od,Tile ource: rative t: Concrete			
Kitchen Appl: Dishwasher,Freezer,Gas Cookt Int Feat: Open Floorplan,See Remarks Utilities: Open Floorplan,See Remarks			ор,мicrowave,Oven-в					
				Room Information	1			
Room Kitchen Great Room 5pc Ensuite bar Bedroom Foyer Laundry Bedroom 4pc Bathroom Game Room	Mi Mi th Mi Mi Mi Lo Lo	<u>Level</u> Main Main Main Main Main Lower Lower Lower		Dimensions Room 13`9" x 17`6" Dining 16`6" x 17`6" Bedrood 12`2" x 11`11" Walk-lu 10`4" x 12`0" 4pc Bat 8`4" x 6`5" Pantry 8`2" x 6`8" Mud Ro 13`0" x 11`4" Bedrood 13`1" x 6`4" Exercis 29`2" x 17`0" Flex Sp		Level Main Main Main Main Main Main Lower Lower	2 2 8 8 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Dimensions L1`0" x 17`6" L3`6" x 13`5" L1`3" x 7`11" 3`9" x 7`9" 3`2" x 6`7" L2`8" x 6`2" L3`10" x 11`9" L4`4" x 17`6" L5`0" x 11`4"

Wine Cellar	Lower	12`9" x 5`4"	Furnace/Utility Room Legal/Tax/Financial	Lower	12`0" x 19`5"			
Title: Fee Simple Legal Desc:		Zoning: R-CRD						
			Remarks					
Pub Rmks: Inclusions: Property Listed By:	Here is your opportunity to secure a newly built home on 2 acres just minutes west of Calgary. Located on a 2 acre lot with trees you will want to check out this property before it's scooped up. An impressive Bungalow with 2273 sq ft of living space on the main level with vaulted ceilings in the kitchen and Great room. Two floor plans to pick from. One has 42bedrooms up and another 2 bedrooms down. The alternate plan has 1 bedroom up plus an office and another 2 bedrooms down. Each plan has a Gorgeous kitchen with large center island, completed with DACOR appliances; fridge, freezer, combination wall oven, AND a 36-inch induction cooktop with a hood fan that stretches to the ceiling. Off of your chef's kitchen is a large 8 ft x 6.5 ft walk-in party. Both the open-concept Great room and Dining room space off the kitchen have double door access to the large covered deck. The gas fireplace, complete with Venetian line plaster and accent to the ceiling is a nice touch. The Primary bedroom comes with a large ensuite including a soaker tub, along with a large separate shower, and leads into the 14 x 8 ft walk-in closet. The triple-car garage is well thought out, continuing off the large mud room, with access to the laundry. The finished lower level is another 1,709 sq ft of living space with 2 additional bedrooms, a home gym, massive recreation room with gas fireplace, a den/flex room, and your own personal wine room. Working directly with the builder gives you the opportunity to adjust plans to fit your dreams. This high-end quality built home by SF Homes could be exactly what you're looking for! Call to arrange a tour of the lot and see if this private setting is the perfect place to build your dream home! You also have the option to do a complete custom build. Let us know what works best for you. none							

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







