



THE
A-TEAM

**RE/MAX
FIRST**

710 GREEN HAVEN Place, Rural Foothills County T0L 0A0

MLS® #: **A2189486** Area: **Green Haven Estates** Listing Date: **01/25/25** List Price: **\$1,860,000**
Status: **Active** County: **Foothills County** Change: **-\$65k, 04-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills County**
Year Built: **2023**

Finished Floor Area
Abv Sqft: **2,202**
Low Sqft:
Ttl Sqft: **2,202**

DOM

44
Layout
Beds: **4 (1 3)**
Baths: **2.5 (2 1)**
Style: **Acreage with Residence, Bungalow**

Lot Information

Lot Sz Ar: **34,848 sqft**
Lot Shape:

Parking

Ttl Park: **10**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Street Lighting, Treed, Underground Sprinklers, Yard Drainage**
Park Feat: **220 Volt Wiring, Additional Parking, Heated Garage, Insulated, Oversized, Triple Garage Attached, Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **BBQ gas line, Dog Run, Fire Pit, Garden, Kennel, Lighting, Private Yard, Rain Gutters, RV Hookup**

Construction: **Brick, Cement Fiber Board, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Marble, Vinyl Plank**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`0" x 16`7"	Living Room	Main	19`0" x 19`11"
Dining Room	Main	14`0" x 14`9"	Walk-In Closet	Main	10`6" x 12`3"
Foyer	Main	10`2" x 5`8"	Office	Main	12`0" x 10`0"
Laundry	Main	9`0" x 7`4"	Bedroom - Primary	Main	13`7" x 21`9"
5pc Ensuite bath	Main	12`6" x 17`9"	Pantry	Main	13`11" x 5`9"
Mud Room	Main	11`9" x 6`5"	Family Room	Lower	32`3" x 24`8"

Game Room	Lower	13`4" x 13`7"	Bedroom	Lower	15`3" x 13`10"
Bedroom	Lower	21`7" x 13`0"	Bedroom	Lower	12`10" x 14`1"
2pc Bathroom	Main	6`4" x 9`1"	4pc Bathroom	Lower	4`11" x 9`2"
Walk-In Closet	Lower	10`9" x 4`11"	Furnace/Utility Room	Lower	13`6" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2210304**

Zoning:
RCA

Remarks

Pub Rmks: **Welcome to this stunning luxury walkout bungalow, offering an impressive 4,200 sq ft of meticulously designed living space. Nestled in a serene setting with mountain views, just minutes from Calgary and seconds from Okotoks, this home combines elegance and comfort, making it the perfect retreat for discerning homeowners. As you step inside, you are greeted by a grand living room featuring a breathtaking 16-foot coffered ceiling that creates an airy and sophisticated atmosphere. The remainder of the home boasts 10-foot ceilings, enhancing the spacious feel throughout. High-end finishes abound, including exquisite Britannica gold quartz countertops with a striking waterfall edge and custom paneled Jenn Air appliances, complemented by an industrial-strength hood fan and a 48-inch gas stove with dual gas ovens, perfect for culinary enthusiasts. The large butler's pantry adds convenience and style, while custom upgraded lighting throughout the home elevates the overall aesthetic. Luxury vinyl plank flooring and white trim create a cohesive and elegant look, ensuring every detail has been thoughtfully considered. Retreat to the expansive primary bedroom, where you'll find a luxurious en suite featuring heated Calcutta marble tile flooring, a large 67" standalone bathtub with picturesque views, and a spacious 10 mm glass shower. The generous walk-in closet with custom shelving provides ample storage and organization. The upper level also includes a dedicated office space and a large laundry room equipped with steam washer and dryer, making daily tasks a breeze. Venture down to the basement, where entertainment awaits! With a state-of-the-art projector and screen, in-floor heating, and 10-foot ceilings, this space is perfect for movie nights or gatherings. The large wet bar leads out to a covered patio, ideal for hosting family and friends. Three additional spacious bedrooms and a full bathroom complete this lower level, ensuring comfort for everyone. This home is built to last, featuring spray foam insulation in all joists and there is even insulation under the concrete slab, along with upgraded black-framed windows that allow for abundant natural light—48 windows in total! Central air conditioning, two stage variable high efficiency furnace, fan tech HRV, Central vac. The oversized heated garage comfortably accommodates three vehicles, along with room for lawn mowers, motorcycles, and all your recreational toys. Fully drywalled, painted, and finished, this garage is as functional as it is stylish. The outdoor space is equally impressive, with a fully landscaped yard featuring 28 large spruce trees and over 100 shrubs, retaining walls, low-maintenance mulch and irrigation. The property is fully fenced for privacy and security, and offers RV parking with 220V power outside and in the garage. The modern yet traditional exterior is finished with hardy panels, hardy siding, full brick and wind resistant shingles. Too many upgrades and features to list, this home is THE ONE!**

Inclusions: **N/A**
 Property Listed By: **RE/MAX House of Real Estate**

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















