



THE
A-TEAM

**RE/MAX
FIRST**

19 BIGGAR Heights, Rural Rocky View County T3R 1H3

MLS®#: **A2189633** Area: **Biggar Heights** Listing Date: **01/24/25** List Price: **\$1,214,000**
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** Finished Floor Area: **2,127**
Year Built: **2000** Abv Sqft: **2,127**
Low Sqft: **2,127**
Ttl Sqft: **2,127**
Lot Information
Lot Sz Ar: **122,839 sqft**
Lot Shape:

DOM

8
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Acres with Residence, Bungalow**

Parking

Ttl Park: **0**
Garage Sz: **3**

Access:
Lot Feat: **Few Trees, Landscaped, Open Lot, See Remarks**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Tank**
Ext Feat: **Other**

Construction: **See Remarks, Wood Frame**
Flooring: **Carpet, Hardwood**
Water Source: **Shared Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, See Remarks, Washer/Dryer**
Int Feat: **Granite Counters, No Animal Home, No Smoking Home, See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 18`11"	Kitchen	Main	14`1" x 13`0"
Dining Room	Main	15`11" x 13`11"	Bedroom - Primary	Main	16`5" x 15`11"
Bedroom	Main	10`0" x 11`3"	Bedroom	Main	10`9" x 14`2"
Family Room	Basement	28`2" x 25`1"	Office	Basement	12`5" x 13`3"
Bedroom	Basement	12`6" x 11`8"	Bedroom	Basement	13`10" x 15`5"
Bedroom	Basement	13`5" x 15`5"	Storage	Basement	12`9" x 11`7"
4pc Bathroom	Main		5pc Ensuite bath	Main	
4pc Bathroom	Basement				

Title: **Fee Simple**
Legal Desc: **9411928**

Zoning: **R-1**

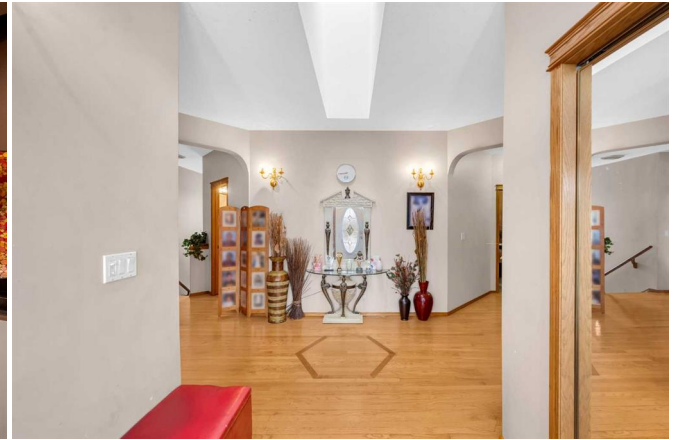
Remarks

Pub Rmks: **Majestic views await as you discover the perfect blend of elegance, space, and tranquility with this stunning walk-out bungalow nestled on 2.82 beautifully treed acres. This home offers over 4000 sq. ft. of total living space, including FIVE spacious bedrooms and a large primary suite with private access to a covered deck. The kitchen features granite countertops, stainless steel appliances, a built-in microwave, refrigerator, and dishwasher—perfect for the culinary enthusiast. The main level boasts a vaulted-ceiling great room filled with natural light from expansive windows, a cozy gas fireplace, and a generously sized dining room ideal for entertaining. A den with a leaded glass door provides a quiet space for work or relaxation. The fully finished walk-out basement is designed for both relaxation and entertainment, offering a bright family room with a second gas fireplace, a wet bar, and a pool table area. Outdoors, the paved driveway leads to a triple garage with additional parking space for your RV. The property is set in a peaceful country cul-de-sac, surrounded by mature trees and shrubs, providing both privacy and serenity. With its idyllic setting and thoughtful design, this home is a rare gem. A very quick commute to the city as well as to the mountains, don't miss the opportunity to make it yours—schedule a private viewing today!**

Inclusions: **None**
Property Listed By: **RE/MAX iRealty Innovations**

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







19 Biggar Heights Close, Calgary, AB

Main Floor Exterior Area 2127.61 sq ft
Interior Area 1398.55 sq ft
Excluded Area 993.71 sq ft



0 5 10
PREPARED: 2024/01/01
White regions are excluded from total floor area in OACDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

19 Biggar Heights Close, Calgary, AB

Basement (Below Grade) Exterior Area 1932.12 sq ft
Interior Area 1800.28 sq ft



0 5 10
PREPARED: 2024/01/01
White regions are excluded from total floor area in OACDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



