



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 PARK Drive, Rural Rocky View County T1Z 0A4**

MLS® #: **A2189924**      Area: **Cambridge Park**      Listing Date: **01/23/25**      List Price: **\$1,450,000**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$50k, 28-Feb**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2012**  
 Lot Information  
 Lot Sz Ar: **10,890 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Landscaped,Lawn,Level,Views,Waterfall**  
 Park Feat: **Additional Parking,Driveway,Triple Garage Attached**

DOM

**45**  
Layout  
 Beds: **5 (5)**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **3**  
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer: **Sewer**      Water Source: **Co-operative**  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 8`4"	Living Room	Main	18`11" x 19`6"
Kitchen	Main	13`10" x 15`10"	Spice Kitchen	Main	5`4" x 8`11"
Pantry	Main	4`11" x 6`3"	Nook	Main	12`2" x 18`7"
Bedroom	Main	9`7" x 13`6"	Entrance	Main	9`4" x 7`11"
Dining Room	Main	11`9" x 13`8"	Walk-In Closet	Main	4`8" x 5`1"

2pc Bathroom	Main	5`2" x 5`2"	Balcony	Main	26`8" x 9`8"
Walk-In Closet	Second	4`7" x 8`8"	Bedroom	Second	12`3" x 12`3"
Walk-In Closet	Second	4`7" x 8`8"	Bedroom - Primary	Second	15`6" x 20`0"
Walk-In Closet	Second	10`8" x 8`0"	5pc Ensuite bath	Second	10`8" x 10`3"
4pc Ensuite bath	Second	4`11" x 8`9"	Bedroom	Second	10`5" x 13`8"
Bedroom	Second	10`2" x 9`11"	Walk-In Closet	Second	5`4" x 3`6"
4pc Bathroom	Second	7`7" x 7`3"	Bonus Room	Second	18`0" x 20`8"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1013145**

Zoning: **R-1**

Remarks

Pub Rmks: **This custom built home in Cambridge Park Estates sits on a 1/4 ACRE beautifully landscaped lot backing onto a GREENSPACE with a sunny SOUTH FACING Backyard! Fantastic CURB APPEAL with a massive driveway & 3-CAR GARAGE. This stunning home features 5 Bedrooms & 4 and a half Bathrooms! This home has everything, quality, functionality, custom finishings and plenty of space! The main floor finishings are extraordinary with beautiful hardwood floors adoring much of the main-floor space. The main kitchen and SPICE KITCHEN (butler's pantry) are a chef's dream, with plenty of cabinetry, counter space and storage. The dining area has room to host large sit down gatherings. The casual kitchen eating area has a patio door that open onto a beautiful balcony with marvelous views of endless greenspace the home backs onto. The large and inviting family room on the main floor, has a lovely high ceiling with a coffered ceiling upgrade and a fireplace and built in bookshelves / entertainment center as its centerpiece. The mud room is extra large with a walk in closet with plenty of storage space. The main floor also features a guest 2 piece powder room in addition to a main-floor bedroom (or office) with it's own lovely 3-Piece ENSUITE. The large family will love the 4 bedrooms up each with their own WALK IN CLOSETS, a large BONUS ROOM and a large Primary BEDROOM with a large SPA LIKE 5 PIECE ENSUITE. The upper floor features upgraded carpet and high 9-Ceilings! The lower walk-out level is undeveloped and ready to be developed into additional family space! The backyard features a lovely STAMPED CONCRETE patio, rock garden waterfall, trees & shrubs, and plenty of room for you to enjoy the peace and serenity of this rural estate community! With a large greenspace and pathway at your backyard's doorstep, including a large park area a short distance away, you will feel right at home! This community is within minutes to Calgary, Chestermere, and East Hills, minutes to Downtown Calgary, and provides quick access to Stoney Trail, Highway 1, and McKnight Blvd making it easy to get anywhere in and around the city. Call your favorite realtor to book a showing today!**

Inclusions: **Please note there are 2 Dishwashers in the home (1 is located in the spice kitchen which has an electric stove as well and hoodfan). All window coverings**  
 Property Listed By: **Rhinorealty**

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























