



THE
A-TEAM

**RE/MAX
FIRST**

31 GOLDEN ASPEN Crest, Rural Rocky View County T3Z 3E6

MLS@#: **A2191073** Area: **Elbow Valley** Listing Date: **01/31/25** List Price: **\$1,550,000**
 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: **2002**

Lot Information

Lot Sz Ar: **11,761 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Landscaped,Underground Sprinklers,See Remarks,Views**

Park Feat: **Concrete Driveway,Insulated,Oversized,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer: **Sewer**
 Ext Feat: **Awning(s),Balcony**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Concrete,Hardwood**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Bookcases,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Wet Bar,Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	51`1" x 51`1"	Kitchen	Main	48`5" x 42`8"
Pantry	Main	23`0" x 16`2"	Dining Room	Main	49`3" x 30`4"
Bedroom - Primary	Main	50`7" x 45`8"	Walk-In Closet	Main	32`3" x 28`9"
Foyer	Main	51`5" x 27`4"	Mud Room	Main	42`11" x 24`7"
Laundry	Main	35`3" x 20`3"	Den	Main	41`3" x 39`1"
Family Room	Lower	74`11" x 50`7"	Game Room	Lower	53`10" x 47`4"
Bedroom	Lower	50`7" x 35`6"	Bedroom	Lower	43`9" x 35`10"
Walk-In Closet	Lower	13`5" x 3`6"	Walk-In Closet	Lower	13`8" x 13`5"

DOM

2

Layout

Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Storage Lower 26`0" x 15`10"
Exercise Room Lower 41`3" x 35`3"
Other Lower 31`5" x 27`11"
Balcony Main 107`2" x 44`10"
5pc Ensuite bath Main 51`11" x 27`1"

Storage Lower 29`0" x 24`10"
Furnace/Utility Room Lower 43`9" x 37`2"
Other Lower 47`7" x 38`3"
2pc Bathroom Main 16`8" x 16`2"
4pc Bathroom Lower 28`2" x 16`2"

Legal/Tax/Financial

Condo Fee:
\$228

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
R-1

Legal Desc:

Remarks

Pub Rmks: Have you ever dreamed of waking up to a breathtaking view in your backyard? Imagine sipping your morning coffee while gazing at a serene landscape that stretches as far as the eye can see! Envision the peace & tranquility of having a private view of the Rocky Mountains, Catall Pond & a personal oasis right at your doorstep. Tucked away in a quiet cul-de-sac on one of the most coveted streets in the award-winning community of Elbow Valley, this exquisite one-of-a-kind property offers more than just a home—it offers a way of life. Step onto the property and feel the magic. The large windows framing the serene views allow natural light to enter practically every corner of the home. The modern yet minimalist design is evident in every detail, from the impressive ten-foot ceilings & expansive open floor plan to the exquisite finishes throughout. All the details come together to create a space that is both luxurious & inviting. The dream kitchen features top-of-the-line appliances & a custom semi-circular island with a raised glass eating bar, complemented by black-textured granite & Zebrano wood. This focal point is both functional & impressive. The space is outfitted with high-end appliances, expansive cabinets, and drawers, making it ideal for both lavish dinner parties and intimate family dinners. Alternatively, step outside to the raised patio & enjoy al fresco dining! The exceptional living room, with its expansive views and cozy gas fireplace, is perfect for relaxing & unwinding as you watch the snowflakes dance or wildlife play outside. The main floor primary bedroom is a sanctuary, offering a direct view of the vast sky & stars from the comfort of your bed. The ensuite bathroom, complete with an oversized steam shower & a deep soaker tub, promises endless relaxation. His & hers closets are designed to impress. Practicality is also key, with a den/dining room, mudroom, & laundry room conveniently located on the main floor. The lower level of this home is unbeatable. A stunning circular staircase leads to a walk-out basement featuring an oversized family room & recreation room, polished concrete floors, a private bar, a cold room for wine enthusiasts, two additional spacious bedrooms, a 4-piece bathroom, & plenty of storage. There's even more space to customize according to your preferences! The car enthusiast's dream is this 3-car garage with heated flooring and a worktable. The walk-out lower level opens to an expansive deck that overlooks the backyard, a natural beauty that showcases lush greenery, a calming water feature & a breathtaking view that changes with the seasons. From the vibrant colors of spring to the warm tones of autumn & the serene blanket of winter snow, this scenery will captivate your senses year-round. This exceptional home goes beyond aesthetics & functionality; it also offers unmatched privacy & a sense of seclusion, making it an ideal retreat from the hustle & bustle of everyday life. Don't miss your chance to make your dreams come true!

Inclusions: Note there are 2 Fisher & Paykel dishwashers in the kitchen! Additional Goods Included: Two (2) - TV mounts (main floor den & lower level family room), One (1) - TV (lower level family room - "as-is"), shelves in office/bedroom 3, Alarm system (no monitoring), electric awning (top deck,) work table in the garage, built-in speakers ("as-is" as this Seller has never used them).

Property Listed By: RE/MAX First

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









