

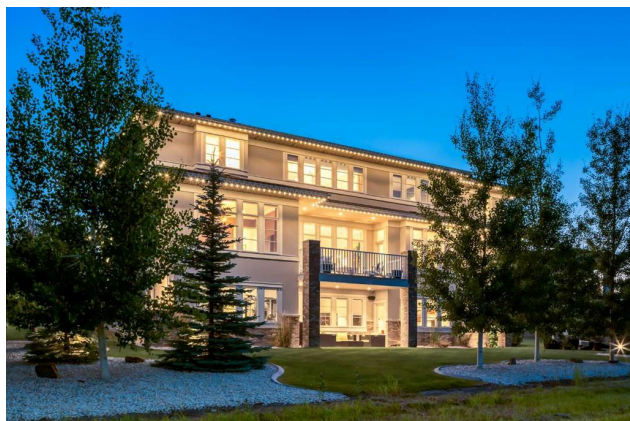


THE
A-TEAM

**RE/MAX
FIRST**

144 GLYDE Park, Rural Rocky View County T3Z 0A1

MLS® #: **A2192484** Area: **Elbow Valley West** Listing Date: **02/04/25** List Price: **\$2,498,000**
 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: **2016**
 Lot Information
 Lot Sz Ar: **10,890 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,071**
 Low Sqft:
 Ttl Sqft: **4,071**

DOM

18
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Landscaped,Pie Shaped Lot,Private

Park Feat:

220 Volt Wiring,Concrete Driveway,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Garage Faces Side,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Garden,Lighting,Other,Private Yard**

Construction: **Concrete,Mixed,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Other,Tile**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Range,Microwave,Other,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Bar,Built-in Features,Closet Organizers,Crown Molding,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Steam Room,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	15`11" x 12`3"	Family Room	Main	16`5" x 13`5"
Kitchen	Main	18`5" x 11`6"	Dining Room	Main	16`11" x 14`9"
Living Room	Main	18`5" x 14`5"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	17`2" x 16`4"	Bedroom	Second	15`8" x 12`1"

Bedroom	Second	15`8" x 12`1"	6pc Ensuite bath	Second	0`0" x 0`0"
3pc Ensuite bath	Second	0`0" x 0`0"	4pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"	Bedroom	Lower	13`6" x 13`4"
Family Room	Lower	20`4" x 14`9"	Exercise Room	Lower	17`10" x 16`6"

Legal/Tax/Financial

Condo Fee:
\$195

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0714894**

Remarks

Pub Rmks: **Discover modern prairie luxury at its finest in this stylish two-storey home located in the highly desirable community of Elbow Valley West. Backing onto lush green space, this property features a triple car attached garage and a walkout basement, seamlessly blending indoor and outdoor living. Inside, the open floorplan is adorned with rich hardwood floors and elegant crown molding, creating a warm and inviting atmosphere. The main level boasts a stunning bright white kitchen with brushed gold fixtures, quartz countertops, and a high-end appliance package including a Miele six-burner gas range, double fridge and freezer combo and Miele dishwasher. A spacious pantry with additional Miele dishwasher, built-in Miele oven, built-in Miele microwave/convection oven, and ample storage complements the kitchen. The main level offers additional entertainment options abound with a lounge area for movie nights and a versatile office space that could serve as an additional bedroom. Upstairs, the primary suite offers a serene retreat with a luxurious ensuite bath featuring his and her vanities, a large soaker tub, heated marble tile floors, and a glass steam shower with three heads. An Elle Decor walk-through closet connects to the adjoining laundry room for added convenience. The lower level is designed for relaxation and entertainment, featuring high ceilings, abundant natural light, an additional guest bedroom, gym space, stylish bar with wine fridge, media area, and games area. Located minutes from Calgary's top private schools and premier shopping centers like Aspen Landing and Westhills, with easy access to downtown and Highway 1 for quick trips to Banff, this home offers unparalleled comfort and convenience. Don't miss your chance to experience luxury family living in this exceptional property!**

Inclusions:
Property Listed By: **N/A
Coldwell Banker Mountain Central**

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













