



THE
A-TEAM

**RE/MAX
FIRST**

38 TRINITY Road, Rural Rocky View County T1Z 0B9

MLS® #: **A2196450**

Area: **NONE**

Listing Date: **02/24/25**

List Price: **\$1,899,500**

Status: **Pending**

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: **2019**

Lot Information

Lot Sz Ar: **16,117 sqft**

Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space**

Park Feat: **Quad or More Attached**

Finished Floor Area

Abv Sqft: **4,668**

Low Sqft:

Ttl Sqft: **4,668**

DOM

50

Layout

Beds: **7 (5 2)**

Baths: **7.5 (6 3)**

Style: **2 Storey**

Parking

Ttl Park: **8**

Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Public Sewer**
Ext Feat: **BBQ gas line,Other,Playground**

Construction: **Concrete,Stucco,Wood Frame**

Flooring:

Carpet,Hardwood,Tile

Water Source:

Drinking Water

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Gas Stove,Range Hood,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|----------------------|--------------|-----------------------|-------------------------|--------------|-----------------------|
| Foyer | Main | 10`3" x 10`8" | Living Room | Main | 29`1" x 19`8" |
| Office | Main | 11`7" x 11`11" | Family Room | Main | 15`4" x 15`2" |
| Dining Room | Main | 17`3" x 12`8" | Kitchen | Main | 17`10" x 17`1" |
| Spice Kitchen | Main | 10`3" x 10`5" | Pantry | Main | 6`2" x 8`2" |
| Bedroom | Main | 13`1" x 13`5" | 5pc Ensuite bath | Main | 16`11" x 14`8" |

| | | | | | |
|----------------------|----------|---------------|-------------------|----------|----------------|
| Walk-In Closet | Main | 4`9" x 6`11" | 2pc Bathroom | Main | 3`5" x 8`2" |
| Mud Room | Main | 6`9" x 6`11" | Bedroom - Primary | Upper | 15`5" x 17`10" |
| Bedroom | Upper | 17`4" x 12`2" | Bedroom | Upper | 13`5" x 12`4" |
| Bedroom | Upper | 15`9" x 15`5" | Bonus Room | Upper | 15`5" x 11`0" |
| Laundry | Upper | 8`1" x 5`6" | Office | Upper | 9`0" x 9`2" |
| 5pc Ensuite bath | Upper | 11`9" x 10`7" | 5pc Ensuite bath | Upper | 11`0" x 15`9" |
| 4pc Ensuite bath | Upper | 7`10" x 4`11" | 4pc Ensuite bath | Upper | 5`0" x 8`3" |
| Walk-In Closet | Upper | 4`11" x 5`0" | Walk-In Closet | Upper | 11`5" x 4`6" |
| Walk-In Closet | Upper | 11`9" x 5`6" | Walk-In Closet | Upper | 4`11" x 5`7" |
| 1pc Bathroom | Basement | 5`5" x 4`5" | 2pc Bathroom | Basement | 5`10" x 5`7" |
| 4pc Bathroom | Basement | 5`3" x 10`1" | Bedroom | Basement | 13`8" x 14`1" |
| Bedroom | Basement | 17`3" x 12`7" | Bonus Room | Basement | 10`8" x 10`6" |
| Kitchen | Basement | 28`6" x 24`3" | Laundry | Basement | 3`11" x 6`3" |
| Pantry | Basement | 17`7" x 5`1" | Game Room | Basement | 14`5" x 29`10" |
| Storage | Basement | 8`0" x 5`7" | Storage | Basement | 3`11" x 8`0" |
| Walk-In Closet | Basement | 5`9" x 6`3" | Walk-In Closet | Basement | 4`4" x 6`9" |
| Furnace/Utility Room | Basement | 10`9" x 9`3" | | | |

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
Legal Desc: **1710761**

Remarks

Pub Rmks: **Wow, this is an unparalleled Beauty of a perfect blend of luxury and practicality. This gorgeous home is built on a huge lot of 0.37 acre that backs onto the park with walking paths leading through the neighbourhood. This beautiful home offers over 6900sqft. of living space. This custom-built masterpiece features 7 spacious bedrooms and 7+, beautifully designed bathrooms, offering comfort and convenience for the family and the guests. This home is loaded with upgrades including the elegant hardwood flooring throughout main floor, high ceilings, built in speakers, 8 ft doors, the ceiling features including pot lights, and extensive sized triple pane metal windows. A Wide open entrance with high ceiling and Open to below area overlooking onto the formal living room and the front entrance. Main floor offers a formal living area, a formal dining room, a family living room with enormous space, a huge bright kitchen with an oversized island, a big pantry area and a Spice kitchen to enhance your culinary experiences. The delightful white kitchen with tons of cupboards, beautiful backsplash, equipped with sleek built in stainless steel appliances is a chef's dream. The main floor also offers a Bedroom that has a 5piece ensuite and a walk in closet. There is a great size of office and a powder room as well on the main floor. The family room has decorative designed wall features and a double sided fireplace. As the beautiful stairs lead you upstairs you will find a bonus room with beautiful views through the large windows in the living room by the front entrance. There are two large sized primary bedrooms on the upper floor is a true sanctuary with 5 piece ensuite including freestanding tub and custom-built closets. The thoughtful designing continues with two more generous sized bedrooms with attached bathrooms and walk in closets with each room. There is a fair sized Prayer Room, and a laundry room on the upper floor as well. Plenty of storage space available throughout this home. Fully developed walk up to the grade basement offers two bedrooms basement suite (illegal) large living area, a great sized kitchen with island, and a full bathroom. There is a large gym area for work out and there is a shower room next to it and also separate half bath across from it. There is a space left for sauna to be built. Home is roughed in for central vacuum cleaner. Step outside from main floor to enjoy a completed rear deck overlooking the park. This home also offers an attached four car garage allowing plenty of parking space, and a huge driveway for more parking. Within minutes of drive to Calgary, Chestermere, East Hills shopping centre, 20-25min. to Downtown Calgary, and quick access to Stoney Trail, Hwy 1 and McKnight Blvd making it easy to get anywhere in and around the city. Nearby public and private schools, close to Khalsa school as well, parks, and many other amenities. Offers a quiet country living with wide open green spaces, walking paths, and playgrounds. A MUST SEE!!**

Inclusions: **None**
Property Listed By: **URBAN-REALTY.ca**

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











