



THE
A-TEAM

**RE/MAX
FIRST**

11 SQUIRREL Crescent, Rural Rocky View County T0L 0K0

MLS® #: **A2196557** Area: **Wintergreen Woods** Listing Date: **02/28/25** List Price: **\$1,450,000**
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: **1998**
Lot Information
Lot Sz Ar: **87,120 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard, Many Trees**
Park Feat: **Double Garage Detached, Heated Garage, Oversized, RV Access/Parking, Triple Garage Attached**

DOM

10
Layout
Beds: **5 (5)**
Baths: **5.0 (5 0)**
Style: **3 (or more)**
Storey, Acreage with Residence

Parking

Ttl Park: **0**
Garage Sz: **5**

Utilities and Features

Roof: **Metal**
Heating: **In Floor, Forced Air**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Other, Private Yard**

Construction: **Wood Frame, Wood Siding**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source: **Co-operative**
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer**
Int Feat: **Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`4" x 6`1"	4pc Bathroom	Main	4`10" x 6`11"
Bedroom	Main	13`8" x 14`2"	Bedroom	Main	13`8" x 11`9"
Foyer	Main	8`4" x 11`4"	Kitchen	Main	11`7" x 12`1"
Kitchen	Main	8`6" x 23`1"	Laundry	Main	7`5" x 7`6"
Living Room	Main	19`8" x 15`1"	Living Room	Main	23`8" x 26`11"
Furnace/Utility Room	Main	5`3" x 7`7"	4pc Bathroom	Upper	5`0" x 9`10"
4pc Bathroom	Upper	5`9" x 8`5"	4pc Ensuite bath	Upper	17`10" x 12`3"
Bedroom	Upper	10`7" x 10`4"	Family Room	Upper	10`8" x 27`1"
Family Room	Upper	10`6" x 11`10"	Bedroom - Primary	Upper	19`0" x 12`4"
Bedroom	Third	14`9" x 11`0"	Loft	Third	19`1" x 15`9"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8110189**

Zoning: **RI**

Remarks

Pub Rmks: **Rare 2-acre property in Bragg Creek, offering a spacious 4400 sq ft home that seamlessly blends luxury and functionality. This expansive 5-bedroom 5-bathroom residence features 3 bonus/recreation rooms and can be used as a large family home or split into a side-by-side duplex, perfect for multi-generational living or rental potential. Each side is fully equipped to be run as separate residences or you can enjoy the entire space as one. This particular property is situated to allow for high speed internet and cell service including a new cell phone booster. Upon entering through a secure automated gate, you'll be greeted by a newly resealed, paved driveway that leads to an expansive parking area, including a triple attached garage and a heated double detached garage/shop. The main side of the home opens to a spacious foyer, complete with storage and a fully renovated laundry area. A stunning custom kitchen, renovated in 2022, is a chef's dream with stainless steel appliances, designer finishes, and a layout that opens to the dining area and great room, featuring a new custom fireplace and built-in shelving. The second floor offers a fresh look with newer carpets and fresh paint, and is home to a family room, a large primary bedroom with floor-to-ceiling windows and a private balcony overlooking tranquil woods, plus a beautiful ensuite with a custom walk-in shower and cast iron clawfoot tub. An additional bedroom, rec room and two full bathrooms complete this floor. On the third level, you'll find a bonus room/office and a fourth spacious bedroom, adding even more versatility to the layout. The second side of the home has its own entrance, leading to a cozy living space with a fireplace, custom shelving, open-plan dining area, an upgraded kitchen with a walk-in pantry. Two additional spacious bedrooms, a full bathroom, and a laundry room complete this level. The second floor, which connects with the main house, can be closed off to create an independent suite or left open to enjoy the entire space. Outside, the 2-acre property is a private oasis, complete with a trout-stocked pond offering year-round enjoyment, whether you want to SUP, canoe, or simply relax by the water. The pond is equipped with outdoor lighting for hockey nights in the winter and a new water circulation pump for summer use. Surrounded by forest, you'll enjoy ultimate privacy, along with wildlife sightings right in your backyard. A new hot tub, installed in 2023, adds another layer of outdoor luxury, while just a 2-minute walk away, you'll find a community pond and nature trail, perfect for evening strolls. This impeccably maintained home has undergone over \$130,000 in renovations in the past three years alone, including new exterior paint, a full main floor renovation w. all new appliances, a cast iron septic pump, a resealed driveway & previous upgraded windows. This property offers the perfect balance of a peaceful retreat and outdoor adventure. Don't miss your chance to view!**

Inclusions: **Beverage Fridge, Plus 2nd Dishwasher, Gas Stove, 2nd Refrigerator, Hood Fan, Microwave, Hot Tub, park bench, cellphone booster mounted, security system with cameras & TV, Master bedroom wardrobe cabinets, All remotes including fans, fireplaces, security gate**

Property Listed By: **RE/MAX Realty Professionals**

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











