



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 TAYLOR Bay, Rural Rocky View County T3L 2P7**

MLS® #: **A2198766** Area: **Bearspaw\_Calg** Listing Date: **03/04/25** List Price: **\$1,499,900**  
 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** Finished Floor Area  
 Abv Sqft: **2,325**  
 Low Sqft:  
 Ttl Sqft: **2,325**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **87,120 sqft**  
 Lot Shape:

DOM

**6**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz: **3**

Access:  
 Lot Feat: **Cul-De-Sac,Lawn,See Remarks**  
 Park Feat: **Additional Parking,Driveway,RV Access/Parking,RV Garage,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **In Floor,Forced Air,Natural Gas,See Remarks**  
 Sewer: **Septic Tank**  
 Ext Feat: **Basketball Court**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Trash Compactor,Washer,Water Softener,Window Coverings**

Int Feat: **Bar,Bookcases,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`10"	5pc Bathroom	Main	4`10" x 9`11"
5pc Ensuite bath	Main	18`4" x 9`5"	Bedroom	Main	10`4" x 15`4"
Bedroom	Main	11`0" x 12`10"	Bedroom - Primary	Main	18`3" x 14`11"
Breakfast Nook	Main	13`6" x 12`9"	Dining Room	Main	14`0" x 14`8"
Kitchen	Main	21`1" x 14`4"	4pc Bathroom	Basement	8`4" x 6`3"

<b>Bedroom</b>	<b>Basement</b>	<b>9`8" x 11`8"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`8" x 13`9"</b>
<b>Office</b>	<b>Basement</b>	<b>16`0" x 11`6"</b>	<b>Exercise Room</b>	<b>Basement</b>	<b>16`7" x 14`3"</b>
			Legal/Tax/Financial		

Title: Zoning:  
**Fee Simple** **Residential**  
Legal Desc: **9711850**

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY MARCH 9TH 10AM-12PM. Own your slice of paradise in Bearspaw! Situated on two acres in the sought-after community of Bearspaw, this home offers breathtaking mountain views and is within walking distance of local schools, including Bearspaw School and the future Renfrew Educational Services Legacy School. This magnificent property offers everything you need to create the family home of your dreams. With 12-foot ceilings throughout the main floor, this bright and spacious home provides a rare offering as a bungalow with three bedrooms on the main floor. The large primary bedroom provides a secluded retreat with a large walk-in closet, access to the rear balcony and a large ensuite bathroom with a soaker tub, dual vanity and separate shower. This home features a large kitchen with a cozy breakfast nook and a formal dining room, perfect for entertaining and large family gatherings. The functional main floor also includes a convenient laundry room and a separate mudroom entrance. One of the standout features of this home, that your kids will be sure to love, is the full-sized hockey rink with boards, ideal for aspiring NHL prospects to sharpen their skills in winter, or to enjoy basketball and roller hockey during the summer months, the options are endless. This thoughtfully built home includes extra insulation between floors and rooms for sound-dampening purposes as well as a sprinkler fire suppression system for lower insurance premiums. The fully developed walk-out basement is a cozy retreat with efficient in-floor heating throughout. The basement provides a large recreation room, two additional bedrooms, bright office space, and a spacious exercise room or flex room with a steam shower! You will find ample storage in the basement with a separate cold room, currently being used as a wine maker's hobby room. The attached triple-car garage provides ample indoor parking spaces and features one higher door to accommodate indoor RV storage, all while the driveway offers ample additional parking options. This well-maintained home offers the opportunity to renovate into your dream home or move in as-is. Don't miss the chance to own this unique property where luxury, functionality, and family living come together in harmony!**

Inclusions: **Family Room Sound System and Components, Basement Family Room Sound System and Components, Pool Table is Negotiable**  
Property Listed By: **Charles**

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













