



THE
A-TEAM

**RE/MAX
FIRST**

30094 BUNNY HOLLOW Drive, Rural Rocky View County T3R 1H6

MLS® #: **A2200018** Area: **Bearspaw_Calg** Listing Date: **03/10/25** List Price: **\$1,399,900**
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: **2,022**
Year Built: **1996** Abv Sqft: **2,022**
Low Sqft: **2,022**
Ttl Sqft: **2,022**
Lot Information
Lot Sz Ar: **191,664 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Irregular Lot,Lawn,Many Trees**
Park Feat: **Parking Pad**

DOM

4
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Laminate**
Water Source: **Shared Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Pantry,Separate Entrance,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 13`7"	Kitchen With Eating Area	Main	13`9" x 13`4"
Family Room	Main	19`8" x 10`10"	Bedroom - Primary	Upper	13`7" x 14`3"
Bedroom	Upper	11`10" x 11`9"	Bedroom	Upper	12`1" x 10`2"
Bedroom	Lower	13`4" x 10`10"	Family Room	Lower	24`5" x 13`7"

Game Room
2pc Bathroom
4pc Bathroom

Lower
Main
Lower

10`1" x 10`0"

Office
4pc Bathroom
4pc Ensuite bath
Legal/Tax/Financial

Main
Upper
Upper

10`10" x 10`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CRD

9510097

Remarks

Pub Rmks:

Tucked away on 4.4 acres of fenced, private land surrounded by mature trees, this stunning property offers the perfect blend of charm and serene country living. A highlight of the property is the massive shop (60 ft by 36 ft), thoughtfully designed with an office space (11.5 ft by 32 ft), a half bath, and in-floor heating. Whether you need a dedicated workspace, extra storage, or a garage conversion, this versatile structure provides endless possibilities. Stepping inside, you're greeted by a bright and inviting kitchen, featuring an eating area with a window overlooking the front yard, an open layout, and a pantry for all your storage needs. The living room is equally impressive, offering direct access to the wraparound deck, where you can enjoy breathtaking views of your expansive backyard. For those who work from home or need a quiet retreat, the family room which boasts a stunning wood burning fireplace also provides access to a private office space overlooking the backyard, combining productivity with a peaceful setting. Completing this main level is a 2-piece bathroom and laundry area, maximizing efficiency without sacrificing space. Upstairs, the primary suite is complete with a walk-in closet and a 4-piece ensuite for added comfort and convenience. Two additional great sized bedrooms and a 4pc bathroom complete this upper level. Descending to the fully finished walkout basement, this space is designed for both relaxation and entertainment. The wet bar and raised breakfast bar add an extra touch of functionality, making this the ideal space for hosting family and friends. An additional bedroom, 4 pc bathroom and large storage room finish off this lovely abode! Stepping outside, this 4.4-acre backyard is a private oasis, complete with a fire pit for summer nights. With plenty of space to roam and play, mature trees providing natural beauty, and a fenced perimeter for security and privacy, this property is a rare find. With newer shingles, fresh stonework on the exterior, and a brand-new parking pad, this home has been thoughtfully updated. Don't miss the opportunity to make this wonderful property yours!

Inclusions:
Property Listed By:

Basement TV bracket
RE/MAX First

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













