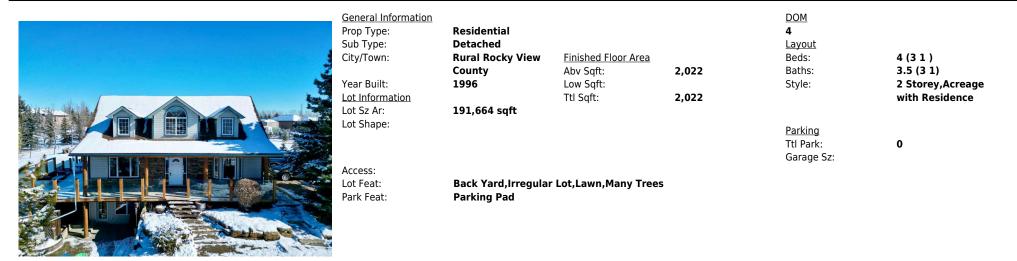


30094 BUNNY HOLLOW Drive, Rural Rocky View County T3R 1H6

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



			Utilities and Features							
Roof: Heating: Sewer: Ext Feat:	Asphalt Shingle Forced Air Septic Field,Septic Tank Private Entrance,Private Yard		Construction: Stone,Vinyl Siding Flooring: Carpet,Laminate Water Source: Shared Well Fnd/Bsmt: Poured Concrete							
Kitchen Appl: Int Feat: Utilities:	Dishwasher,Dryer,Ref Pantry,Separate Entra	rigerator,Stove(s),Washer,Window nce,Wet Bar	r Coverings							
	Room Information									
Room Living Room Family Room Bedroom Bedroom	<u>Level</u> Main Main Upper Lower	<u>Dimensions</u> 14`3" x 13`7" 19`8" x 10`10" 11`10" x 11`9" 13`4" x 10`10"	<u>Room</u> Kitchen With Eating Area Bedroom - Primary Bedroom Family Room	<u>Level</u> Main Upper Upper Lower	Dimensions 13`9" x 13`4" 13`7" x 14`3" 12`1" x 10`2" 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:	9510097	Zoning: R-CRD							
	Remarks								
Pub Rmks: Inclusions: Property Listed By:	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								

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







