285065 Symons Valley Road Rural Rocky View County, Alberta

MLS # A2217872

\$2,875,000

Division:	NONE				
Type:	Residential/House				
Style:	Acreage with Residence, Bungalow				
Size:	3,869 sq.ft.	Age:	2014 (11 yrs old)		
Beds:	3	Baths:	2 full / 1 half		
Garage:	Triple Garage Attached				
Lot Size:	122.64 Acres				
Lot Feat:	Close to Clubbouse Farm Garden Landscaped No Neighbours Behi				

Close to Clubhouse, Farm, Garden, Landscaped, No Neighbours Behind, Pas

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	36-28-3-W5
Exterior:	Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s), Wired for Sound

Inclusions:

NΑ

Stunning Custom Built Bungalow sitting atop the biggest hill on 122 acres with breathtaking views in all directions. Unobstructed mountain views to the west, golf course to the north, the friendly hamlet of madden east and south for miles! Enter from your gated private paved lane-way and find this architectural thing of beauty at the peak. This home is just shy of 4000 sq/ft on the main level and boasts another 2700sg/ft of developed space in the basement. The main floor has gleaming hardwood flooring throughout along with slate entry and heated tile flooring in all the bathrooms. Oversized low UV transmission windows with Hunter Douglas blinds throughout helps capture the most amazing landscapes. The executive chefs kitchen has stainless steel appliances including a Wolff gas stove, Sub Zero fridge, Dacor wall oven and microwave. All cabinetry milled by Legacy with soft close and upgraded shelving and storage. Huge center island with Cambrian Black satin granite is a classic focal point in this exquisite home. There are two dining areas for all sizes of gatherings and a huge living room with descending TV from the ceiling and natural gas fireplace. The large master bedroom comes with a 4 piece en-suite with modern tiled shower, his/her sinks in Bianco Rhino marble and a walk in California closet. Main floor is completed with two other bedrooms with California closets and Jack n Jill 4 piece bathrooms, an office, and den adjacent dining room. The second fireplace is found in the and enjoy a study for those that like to kick back with a glass of wine and enjoy a good book. Basement is finished with a huge family/ games room and tons of storage. The attached triple garage measures 38x22 it has a separate entry and big bright windows and upgraded wood doors. The west facing concrete patio is covered with skylights so you can

