

\$950,000 - 59 Mountain Lion Place, Rural Rocky View County

MLS® #A2116443

\$950,000

4 Bedroom, 3.00 Bathroom, 2,518 sqft
Residential on 2.00 Acres

Wintergreen, Rural Rocky View County,
Alberta

Beautifully updated 2 story home on a private & peaceful 2 acres in lovely Wintergreen Woods.

Nestled into your wooded 2 acres of private forest accessed by a quiet cul de sac that backs onto a serene pond & nearby environmental reserve.

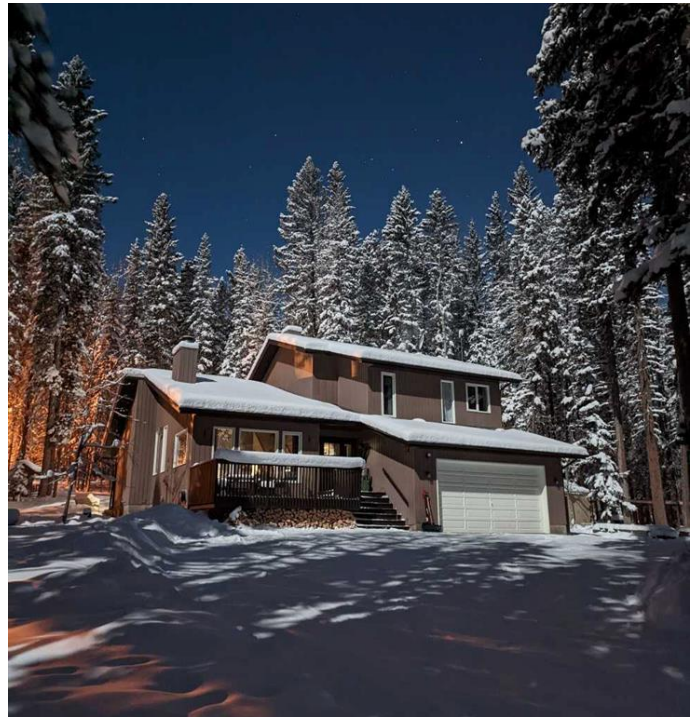
Enjoy peace & quiet from your front deck. Space to entertain or play in your southwest facing yard: huge brick-laid patio overlooking your beautiful 2 acres.

The new woodshed keeps the good times going around the fire-pit. Ease into the luxurious hot tub for a soak under a blanket of stars far away from the city lights in your sanctuary from the hustle & bustle. Grow your own food or develop a green thumb with your very own greenhouse to get things started & room to grow your garden to a feast of food for the table or the landscape of your dreams. This home is bright & welcoming. Beautifully renovated chef's kitchen opening up to the breakfast nook & family room.

Soaring vaulted ceilings, huge windows, open tread staircases, 3-sided fireplace, & cozy wood-stove in the family room.

From the sun-filled living room, step up to the formal dining room. The bright, spacious kitchen, eating nook & family room have access to back patio.

The expansive primary bedroom suite &



ensuite are luxurious in size with peaceful views.

2 more bedrooms up here on the 2nd floor plus another bedroom on the main floor means plenty of space for family & guests.

Welcome the morning sun on your front deck, or enjoy family activities in the southwest facing back patio & yard.

Convenience with main floor laundry & mud room with door to the back yard.

Main floor bedroom could make a terrific den/office for a work at home professional or the perfect guest room with privacy & a 3pc bathroom adjacent.

4 total bedrooms & 3 full baths: all beautifully finished.

Lower level is a fantastic space for family/friends to hang out; developed with lots of recreation & storage spaces. Large bonus room currently providing space for a home gym.

Adjoining rec room is perfect for a home theater or games room. There is wall of gear closets perfect for keeping your sporting & outdoor equipment organized. Down the hall is a large den, used as an office; if an egress window was to be added it might be another bedroom. There's a workshop with tons of space for tools & crafts.

Upgrades to the property include: a gorgeous new wood front door, 2 high efficiency furnaces, 2 central air conditioning units, septic pump with alarm system, knock down ceilings, 50 yr asphalt roof shingles +more!

Double attached garage with storage lofts & side door. Playhouse / play structure & garden storage shed. Full title to the land & a well built home with a concrete foundation & cedar siding.

Close to Bragg Creek shopping & restaurants, next door to the world-class Wintergreen golf course, under 30 minutes to Calgary & on the doorstep of k-country with opportunities to enjoy hiking, biking & outdoor pursuits right at

your front door.

Built in 1990

Essential Information

MLS® #	A2116443
Price	\$950,000
Sold Price	\$970,097
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,518
Acres	2.00
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold



Community Information

Address	59 Mountain Lion Place
Subdivision	Wintergreen
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2B4

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Washer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Dining Room, Family Room, Gas Starter, Glass Doors, Living Room, Raised Hearth, Three-Sided, Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Private, Wooded
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 3rd, 2024
Days on Market	13
Zoning	R-CRD
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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