



ID# 10781

MLS®# A1160082

\$1,675,000

82 Juneberry Heights Rocky View County

Single Family
2-Storey



4
Bedrooms



4
Bathrooms



3,420
Square Feet

For additional information on this listing
please call the Seller at:

587-200-7133

Property Highlights

Retreat from the busy city to Harmony, 4x community of the year. This Brand-new Mountain Modern Luxury Home sits on a beautifully landscaped S/SW facing estate lot, perched on a hill overlooking UNOBSTRUCTED PRAIRIE & MOUNTAIN VIEWS FROM ALL 3 FLOORS. The entire floorplan was customized top to bottom to be an Entertainers Dream & to take advantage of the incredible mountain views. OVER 6800 SQ FT OF METICULOUSLY WELL THOUGHT OUT CUSTOM DESIGNED SPACE, 5000 sq ft of fully developed living space w/ high-end finishes, 860 sq ft of screened in decks/patios & 1000 sq ft oversized triple heated garage. Every detail was thought of at design & seen through to the highest standard of completion. Large foyer & gorgeous open riser glass staircase with Soaring 21' Ceilings that open up above. Striking great room where massive, oversized windows let...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10781](https://rhinorealty.com/?ID=10781)

Deal Direct

This Owner Participation client has chosen to deal directly with buyers, or buyer's agents, for all offers and negotiations. If you have viewed this property through the Seller, and now wish to submit an offer, please contact (or have your agent contact) the Seller directly at 587-200-7133

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$1,675,000

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82 Juneberry Heights
Rocky View County, AB T3Z 0E6

GENERAL DETAILS

Property Type: Single Family
Style: 2-Storey, detached
of Finished Levels: 3
Sq Ft Above Grade: 3420
Total Dev'pd Sq Ft: 5100
Front Windows Face: North
Back Yard Faces: South
Total Acres: .24

INTERIOR

Bedrooms: 4 total; 3 above grade; 1 below grade
Bathrooms: one 2-piece; two 4-piece; one 5-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Great Room	Main Floor	19.0x15.8	5.79x4.82
Dining Room	Main Floor	19.0x14.5	5.79x4.42
Kitchen	Main Floor	17.2x13.3	5.23x4.06
Den	Main Floor		
Office	Upper Floor(s)	18.7x10.5	5.69x3.2
Rec Room	Basement	23.3x19.0	7.11x5.79
Media Room	Lower Floor(s)	18.0x14.0	5.49x4.27
Master Bedroom	Upper Floor(s)	15.3x13.7	4.67x4.17
Bedroom	Upper Floor(s)	12.5x11.0	3.81x3.35
Bedroom	Upper Floor(s)	15.0x12.0	4.57x3.66
Bedroom	Basement	14.5x15.3	4.42x4.66
Laundry Room	Upper Floor(s)	8.7x5.3	2.64x1.62

Basement: full, walk out, fully finished

Flooring: hardwood, tile, carpet

Fireplace(s): 2

Fireplace Fuel: Natural Gas

Heating: 1 Forced Air Furnace + In Floor

Heat Fuel: Natural Gas

of Hot Water Tanks: 1

Included Items: refrigerator, gas stove, built in wall oven, microwave, bar fridge, wine fridge, hood fan, washer, dryer, dishwasher, garage opener & controls, all window coverings

Interior Features: 9ft ceilings, 10ft or more ceilings, stainless steel appliances, quartz counter, high efficiency furnace, bar/wetbar, no animals, no smoking

EXTERIOR

Exterior Finish: wood siding, stone

Foundation: Concrete

Roof: Asphalt

Parking Type: triple attached, heated, oversized parking

Total # of Parking Spots: 3

Location Attributes: fenced, fully landscaped, public transportation nearby, shopping nearby, schools nearby, mountain view, golf nearby, view

Yard and Exterior Features: deck, patio, landscaped, fully fenced, underground sprinklers, natural gas line (bbq), exposed aggregate drive/walkway, firepit

Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	47.2	14.39
Lot Area:	10484.1	974

Lot Shape: Pie

Property Taxes: \$6578, Annual

HOA Fee: \$150, Monthly



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