

# \$1,549,900 - 211 River's Bend Close, Dead Man's Flats

MLS® #A2179418

**\$1,549,900**

4 Bedroom, 4.00 Bathroom, 2,205 sqft

Residential on 0.16 Acres

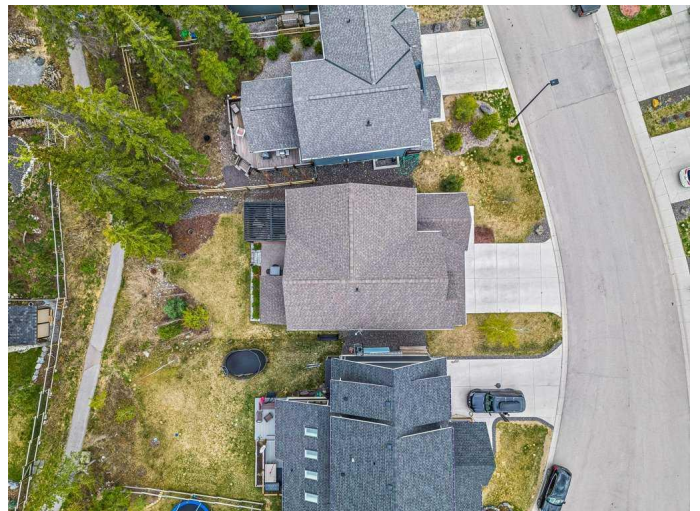
NONE, Dead Man's Flats, Alberta

This luxurious mountain home is the perfect place for any family looking to settle down and establish some roots. Located in a community-driven neighborhood, this area offers all the amenities of a mountain lifestyle with an outdoor rink, numerous walking paths and a community fire pit just steps from the Bow River. Boasting 4 bedrooms, an oversized den and fully developed basement, this home provides over 3,000SF of open concept living. Soak up the sun in your backyard sanctuary all year round with retractable screens surrounding the gazebo and sweeping mountain views at every angle. An oversized garage and plenty of storage options make this move in ready home a mountain lovers dream! Contact your associate today and come see for yourself! Additional features include professional grade stainless steel appliances, customized wet bar with a pressurized keg system, underground sprinkler system, built in closet organizers, large mudroom, statement gas fireplace, lofted office area, built in speakers, and more...

Built in 2016

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2179418    |
| Price     | \$1,549,900 |
| Bedrooms  | 4           |
| Bathrooms | 4.00        |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,205       |
| Acres          | 0.16        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 211 River's Bend Close |
| Subdivision | NONE                   |
| City        | Dead Man's Flats       |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 0K5                |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Double Garage Attached, Driveway, Heated Garage |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Freezer, Garburator, Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator                                    |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Lighting                             |
| Lot Description   | Back Yard, Gazebo, Landscaped, Views |
| Roof              | Asphalt Shingle                      |
| Construction      | Wood Frame                           |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                         |
|----------------|-------------------------|
| Date Listed    | November 15th, 2024     |
| Days on Market | 157                     |
| Zoning         | R1 - Single Family Home |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | RE/MAX Alpine Realty |
|----------------|----------------------|

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