

\$1,750,000 - 233 Rivers Bend Close, Dead Man's Flats

MLS® #A2155981

\$1,750,000

6 Bedroom, 5.00 Bathroom, 2,644 sqft
Residential on 0.12 Acres

NONE, Dead Man's Flats, Alberta

CLICK BROCHURE FOR FULL VIDEO, PHOTOS AND ALL INFO. Discover the epitome of mountain living in this exceptional 2-storey property located in the highly coveted community of Dead Man's Flats. Boasting six bedrooms and five bathrooms, this residence is designed to meet diverse lifestyle needs. Unique to this home is the inclusion of a legal one-bedroom suite and a nanny/mother-in-law quarters, providing both functionality and flexibility. Every room frames breathtaking views of the Rockies through expansive windows, creating a sense of connection with the surrounding natural beauty. The gourmet kitchen is a chef's delight with upgraded walnut cabinetry, quartz countertops, and stainless steel appliances. The inviting living room, featuring a gas fireplace, provides a warm and welcoming space for gatherings. Luxurious details include heated upper bathroom floors, a custom shower with a rain shower in the en suite, in-floor heating in the basement, and heated garage floors. The property's exterior showcases an upgraded metal tile roof and a hot tub pad, inviting you to relax while surrounded by scenic beauty. Conveniently located just steps away from the new recreation facility, the home encourages an active lifestyle for the entire family, with endless paths and trails waiting to be explored. With its exquisite details, mountain views, and versatile living spaces, this property offers a unique opportunity to embrace the perfect blend of luxury and natural charm in



Dead Man's Flats.

Built in 2017

Essential Information

MLS® #	A2155981
Price	\$1,750,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,644
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	233 Rivers 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	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Side By Side
# of Garages	2

Interior

Interior Features	Granite Counters, Open Floorplan, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Microwave, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Views, Corner Lot, Low Maintenance Landscape
Roof	Metal
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2024
Days on Market	214
Zoning	R1-S

Listing Details

Listing Office	Grassroots Realty Group
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