



GRASSROOTS
REALTY GROUP

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31045 Morgans View
Rural Rocky View County, Alberta

MLS # A2239556



\$3,695,000

Division:	Morgans Rise		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,113 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	3 full / 3 half
Garage:	Driveway, Garage Door Opener, Heated Garage, Quad or More Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Private, Underground		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: Co-operative

Floors: Cork, Hardwood, Marble, Stone

Sewer: Septic Field, Septic System, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: R-CRD

Foundation: Poured Concrete

Utilities: -

Features: Beamed Ceilings, Bidet, Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Lawn tractor and attachments, fridge drawers-2, alarm

Nestled within the prestigious Morgans Rise estate community, this custom built 4 bedroom bungalow by Gallaghers Homes showcases refined craftsmanship with over 6,285 SF of luxurious living space, thoughtfully situated on a meticulously landscaped 2-acre parcel. Hear the gurgling water feature and the bird songs as you contemplate the beauty of the world famous Rocky Mountains. Step inside this luxurious architectural gem to experience premium finishes including site installed 1/4 sawn oak hardwood, cork flooring, glittering Schonbek chandeliers, intricate wainscoting and narrow French passage doors adorned with beveled and leaded glass. The grand foyer with its diamond-patterned limestone and marble tile opens to a sophisticated open-concept living area enhanced by Bermuda and double cornice ceilings. At the heart of the home is a chef's dream kitchen featuring a Wolf 6-burner gas range, wall oven and warming drawer, Subzero fridge and fridge drawers and a Meile dishwasher. There is a spacious island, custom cabinetry, bronzed hardware and a walk-through pantry tucked behind the kitchen. Enjoy casual meals in the sunlit breakfast nook. Have morning coffee on the raised wood deck or cozy up with the gas heater or build a fire in the wood burning fireplace on the 3 season screened porch. A formal dining room with built-in bookshelves and wet bar makes entertaining a pleasure. The principal bedroom is a serene retreat complete with a sitting area, walk-in closet with a dressing table, and a spa-like 6-piece ensuite featuring a steam shower, soaker tub, towel warmer and double vanity. The main level also includes a den with fireplace, a laundry room and mudroom. The walk-out level is designed for comfort and entertaining. It is anchored by a spacious family room and gas fireplace that opens to the patio. There is a private guest suite with a 4

piece ensuite bath, 2 additional bedrooms, a full and half bath, fitness room, wine cellar, and wet bar, 2 oversized storage rooms, cedar closet and lockers. Other appliances include a Subzero wine fridge, Subzero bar fridge, Sharp microwave drawer, 2 Fisher & Paykel dishwasher drawers, central vacuum system and a front loading Meile front load washer and dryer. Additional features include 4 fireplaces, an elevator, heated 4-car garage, Split faced fieldstone detailing inside and out, central a/c, water softener and purifier, cistern, underground sprinklers and a security system. Recent updates include fresh Farrow and Ball paint, new site installed oak hardwood flooring in the principal bedroom, warm cork flooring in the walk out level bedrooms, new lighting, chandeliers and pot lights, updated electrical wiring, updated Mother Board and hydraulics on the elevator and additional fruit trees/berry plants/perennials. This is more than a home in the country; it's an opportunity for an elevated lifestyle in this exceptional property only minutes from Calgary's West Side.