



**GRASSROOTS**  
REALTY GROUP

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**283185 Serenity Place**  
**Rural Rocky View County, Alberta**

**MLS # A2240318**



**\$1,999,900**

<b>Division:</b>	Serenity Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,861 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	6
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Open Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this extraordinary custom-built two-storey acreage home offering nearly 7,200 sq ft of luxurious living space, situated on 2 acres just five minutes from Calgary. Designed for comfort, style, and functionality. This property features two triple attached garages (six-car total) with in-floor heating &mdash; a perfect blend of private country living with city convenience. As you step inside, you're greeted by grand circular staircases and a massive open-to-below foyer, setting a striking first impression. The main floor boasts soaring 10-foot ceilings with tall doors throughout, a spacious living room with a fireplace, and oversized windows that fill the space with natural light and provide direct access to a full-width deck. A main floor bedroom and full bathroom offer flexible living options, while the formal dining room, walkthrough pantry, and chef-inspired kitchen equipped with high-end built-in KitchenAid appliances and custom glass-insert cabinetry make this level as practical as it is elegant. A convenient main floor laundry room completes the level. Upstairs, you'll find two impressive primary suites, each featuring its own private balcony, walk-in closet, and upgraded spa-like ensuite with standing showers and tubs. Two additional well-sized bedrooms share a stylish 3-piece bathroom and a central storage area. South facing tall windows throughout the home ensure an abundance of natural light on every level. The fully developed walk-up basement has its own private entrance from both the backyard and the garage, offering incredible flexibility for multigenerational living or income potential. It includes a third primary bedroom with a walk-in closet and luxurious 5-piece ensuite, two more bedrooms sharing a 3-piece bathroom, a dedicated laundry room, a large den or office space, a full kitchen, and a spacious recreation room with a fireplace

and separate entry walk-up access. Additional highlights include six fireplaces, luxury vinyl plank flooring, a full stone patio, and beautifully landscaped surroundings. Three of the seven bedrooms feature their own ensuite bathrooms. This exceptional property offers outstanding value in a highly desirable location, combining timeless design, upscale finishes, and the serenity of acreage living with unbeatable access to Calgary.