



GRASSROOTS
REALTY GROUP

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32 Gray Way NW
Rural Rocky View County, Alberta

MLS # A2244661



\$1,598,500

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,081 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached		
Lot Size:	2.50 Acres		
Lot Feat:	Sloped, Views		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Cable Connected, Electricity C
Features:	No Smoking Home		

Inclusions: Whirlpool Fridge in garage

Immaculate 2 Storey walkout on a perfect 2.5acre lot with a beautiful Evergreen tree border, not a hair out of place. The original owner of has taken meticulous care of this home. Nestled in a whisper quiet and pristine subdivision, The Gray Homestead. Custom built by SF Homes, the attention to detail is evident throughout, the quality Cherry cabinetry, flooring, vanities and woodwork has most certainly withstood the test of time. The main floor offers a large formal entry with vaulted ceiling, den, formal dining room, spacious powder room and laundry room. The great room overlooks the rear yard and enjoys unobstructed views of the rolling landscape of Bearspaw. Cozy gas fireplace in great room is accented by cherry wood built in bookcases and TV nook. Chef's kitchen offers a Stainless viking gas range and built in Dishwasher, New 4 compartment Fridge/Freezer, a convenient bakers block, granite countertops, with raised breakfast ledge and corner pantry. The upper floor has a loft space that opens onto a south facing balcony, and not an Inch of wasted space. A total of 4 bedrooms upstairs. The primary bedroom is spacious with an enormous walk in closet and truly spa like 5 piece ensuite. The ensuite has double vanities, and private water closet, jetted soaker tub and luxurious steam shower. The walkout basement is undeveloped but is roughed in for in floor heat. There are 2 furnaces and 2 hot water tanks, roughed in plumbing and loads of windows for any development you desire.