



GRASSROOTS
REALTY GROUP

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32045 Willow Way
Rural Rocky View County, Alberta

MLS # A2257326



\$3,875,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,975 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	5 full / 3 half
Garage:	Heated Garage, Quad or More Detached, RV Access/Parking		
Lot Size:	21.57 Acres		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Many Trees		

Heating:	Forced Air	Water:	Co-operative, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-26-3-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Vaulted Ceiling(s)		

Inclusions: Solar Panels, 2nd Dishwasher, Pool Table, Theatre Furniture, Fridge in Garage, Installed Metal Cabinets in House/Garage/Barn/Workshop, 2-Post Car Lift in Workshop

**** CHECK OUT OUR CINEMATIC TOUR (iGUIDE)**** Unbeatable value on 22 ACRES in the beautiful countryside of Bears paw, Alberta! Yet only a 10 minute drive to Calgary city limits and the nearest Co-op Grocery Store, Gas Station, Tim Hortons and towards the MOUNTAINS a 15 minute drive into Cochrane. Experience peaceful country living at its finest in this stunning estate, custom-built by McKinley Master Builders. Nestled on 22 beautifully landscaped acres with stocked ponds, WATERFALLS, and total privacy, this home offers over 6268sq ft of luxurious living space across three levels. The open-concept main floor features architecturally impressive ceilings, gleaming hardwood and tile floors, a cozy living room with fireplace, formal dining area, and a designer kitchen with top-tier finishes; Miele and Kitchenaid appliances. You'll also find a spacious home office and a private primary bedroom; a serene RETREAT with walk-in closet and a luxury 5-piece ensuite with resort-style finishes. Upstairs, enjoy a lofted conservatory, and a guest suite with its own 3-piece ensuite. For absolute convenience the laundry room is also on the main floor and also roughed in on the basement level. The fully developed walk-out level, with in-floor heating, includes a large family room, game/media areas, three bedrooms (two with private ensuites), as well as another 3-piece bathroom. Additional highlights: New roof in 2025, 200amp, in-floor heating in Kitchen and Primary Bedroom/Ensuite, Phantom screens throughout, 4-car heated garage. Expansive deck with outdoor kitchen including Thermador BBQ. A ~3000 sqft barn with removable stalls, 2-pc bathroom and a 2-post car lift included. (ideal for a show garage, dog kennel, or any hobbyist dream space). Additional 1472 sqft workshop with 2-post car lift included. Green house and covered hay storage. Full-sized

outdoor riding arena. Hone your riding skills and show off your HORSES! Fenced and gated horse trail encircling the entire property. A rare opportunity to own a true retreat just minutes from the city. Don’t miss it!