



**GRASSROOTS**  
REALTY GROUP

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**283130 Serenity Place**  
**Rural Rocky View County, Alberta**

**MLS # A2259065**



**\$1,400,000**

<b>Division:</b>	Serenity Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,487 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Quad or More Detached, RV Access/Parking		
<b>Lot Size:</b>	2.26 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Ceramic Tile, Hardwood, Stone	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	28-25-28-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Microwave in basement, Mini fridge in basement, Intercom (as is)

Introducing a stunning executive two-storey home just minutes from Calgary, all on paved roads! Built in 2011, this custom-designed and updated residence offers over 3,700 sq. ft. of beautifully developed living space. Nestled in the prestigious Serenity Estates subdivision, this home sits on a highly sought-after end lot and boasts more than 2.26 acres of titled property. As you step into the main floor, you'll be greeted by gleaming acacia hardwood floors, impressive 18-foot vaulted ceilings and large, bright windows offering views from every angle. The kitchen is a chef's dream, featuring maple cabinetry with ample storage, stainless steel appliances, exotic granite countertops, and a spacious center island, complete with a hood fan, a 6-burner gas stove, and a pot filler. There is also a butler's pantry with extensive storage and space for an upright freezer. The great room showcases unobstructed west views, highlighted by a cozy wood fireplace with a natural stone facade and a bespoke mantle. On this floor, there's a dedicated laundry room, spacious mudroom with garage entrance, a generous-sized bedroom, and a 3-piece bathroom. Venture upstairs to discover the primary bedroom loft with a spacious landing overlooking the great room below. This room features elegant French doors, an outside balcony, an expansive walk-in closet and a luxurious, spa-like five-piece ensuite, complete with a tiled shower, copper sinks, striking granite and a slipper tub for ultimate relaxation. The fully finished basement boasts 9-foot ceilings, laminate flooring, built-in theatre, alongside a games area, a gas fireplace and a custom bar fitted with granite countertops, a mini fridge, microwave and sink. For outdoor enjoyment, the exterior has a full-length covered front porch and a recently replaced rear deck. The shingles/eavestrough on the house and workshop

have been replaced this year, giving added peace of mind. Need extra space? The home comes with an oversized attached double garage measuring 33 x 29.5 feet, with three garage doors (2 front, and 1 side) and a massive shop separate from the main building, featuring 12.5-foot ceilings and is equipped with a 100 amp service suitable for a commercial compressor, welders, and plasma cutters, along with LED lighting, a workbench and receptacles throughout. It's heated with natural gas and has a two-piece bathroom. The property is beautifully low-maintenance and fully fenced with a gate for added privacy. It features an RV space with full hookups, ideal for both guests and personal use. With no neighbours in front or behind, you can take in the unobstructed views and enjoy quick commuting times to Calgary. This home is ideal for families or empty nesters seeking a peaceful retreat on spacious acreage. Improvements are too numerous to mention; it has to be seen to take it all in!