



2 Willow Creek Green
Rural Rocky View County, Alberta

MLS # A2285373



\$1,999,900

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,049 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	4
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Double Garage Detached, Driveway		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Lawn		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 4 remotes, air conditioner, central vacuum and attachments, greenhouse, alarm system/equipment (no contract), surveillance system for house & work shop including cameras, bike rack in shop, loft in shop, shop cabinets, French cleat systems in garage & shop, lumber shelf in shop above cabinets, gas heater in shop, 2 remotes for bar light, fish tank & cabinet negotiable, in-ceiling & mounted speakers with Russound controller in utility room, remote for living room fan, remote for upstairs fireplace, floating shelves in kitchen, ride-on lawn mower negotiable, battery operated snowblower negotiable, firewood, gas BBQ negotiable, 2 rain barrels, wooden compost box outside, Fish in outside pond, mechanical systems, & thoughtfully designed outdoor living, all just 20 minutes from downtown Calgary w/ quick access west to the mountains & positioned to capture breathtaking mountain views, including views enjoyed directly from your kitchen & dining table. The professionally landscaped grounds (completed 4 yrs ago for \$110,000) showcase a stunning waterfall feature, rock garden, expansive garden beds, mature fruit orchard w/ apple, cherry, plum, & pear trees, plus saskatoons & raspberries, along w/ a greenhouse & an exterior wood-burning fireplace seating area under a pergola w/ sunshade, all connected by concrete pathways for enhanced accessibility. The property also offers room to park 6 vehicles inside plus an exceptional amount of additional exterior parking, ideal for guests, recreational vehicles, & equipment. The home itself is flooded w/ natural light through extensive windows & features 10-foot ceilings w/ vaulted ceilings in the main living area, solid core interior doors throughout, oak hardwood flooring, in-floor heat, air conditioning (new in 2024 for \$10,000), a 2-zone furnace, boiler, & new windows and insulation added in 2025 (\$50,000) for improved energy efficiency, w/ the entire home professionally repainted in 2024. The main level offers 2 bedrooms & 2 full bathrooms w/ quartz countertops throughout, including a luxurious primary retreat w/ mountain views, a large walk-in closet w/ built-in shelving, & an elegant ensuite w/ dual sinks, custom tiled shower, & jetted tub, while the living room is anchored by a gas fireplace w/ an oversized tiled feature wall. The chef-inspired kitchen is finished w/ quartz countertops, ceiling-height soft-close cabinetry, under-cabinet lighting, a 5-burner gas

stove, in-wall oven, Bosch dishwasher, prep sink, large island, & a spacious walk-in pantry, complemented by a functional mudroom w/ sink & secondary laundry hook-up. The fully developed walk-out basement features a 2nd primary suite w/ covered patio access, dual sinks, quartz counters, tile flooring, oversized tiled shower, jetted tub, & a large custom walk-in closet, plus 2 additional bedrooms (3 total in the basement), a full bathroom w/ steam shower, bench seating, & quartz counters, a wine room, basement laundry w/ shelving, cupboards, & a 2024 dryer, & an expansive recreation space complete w/ surround sound, gas fireplace, & a wet bar w/ quartz counters & light that changes colour. Multiple covered balconies include 2 gas BBQ hook-ups & exterior Bluetooth speakers. The attached quad garage is insulated, drywalled, features 12-foot ceilings, & includes an EV charging panel (charger excluded), while the detached RV shop (\$110,000) offers 24x36 dimensions, 14-foot ceilings, a 12-foot RV door, loft, 100-amp service, & 220V power, making this property an exceptional offering in a prestigious price category.