



**39 Stage Coach Trail**  
**Rural Rocky View County, Alberta**

**MLS # A2286699**



**\$1,500,000**

<b>Division:</b>	Sharp Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,876 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Asphalt, Boat, Driveway, Front Drive, Garage Faces Front		
<b>Lot Size:</b>	2.13 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Front Yard, Gard		

<b>Heating:</b>	Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), See Remarks	<b>Water:</b>	Air, Natural Gas, See Remarks
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Slab, Wood	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Bar, Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

The nicest location in Sharp Hill with over 2 acres, mature trees & so much privacy! 2 heated triple garages! Welcome to this exceptional acreage retreat offering the perfect balance of privacy, luxury, & convenience—just minutes from everyday amenities. Step into the bright & welcoming foyer, highlighted by soaring vaulted ceilings and expansive windows that flood the space with natural light. Upstairs, the open-concept living, dining, & kitchen area impresses with stunning 12-foot vaulted ceilings & custom built-ins framing the cozy gas fireplace. Large windows showcase breathtaking views of mature trees, the distant Rocky Mountains, & create a warm, inviting atmosphere throughout. Just off the kitchen, step out onto the patio to enjoy spectacular sunset views. The spacious primary bedroom features a 4-piece ensuite with double sinks, a large shower, & a separate walk-in closet. Unique ceiling lighting adds an elegant ambiance. 2 additional bedrooms upstairs also feature stylish ceiling lighting, while the conveniently located main floor laundry room offers ample cabinetry. The basement boasts 9-foot ceilings, 4 additional bedrooms, and a full bathroom—ideal for larger families or multi-generational living. The expansive recreation room includes oversized windows, a wet bar, & a 2nd fireplace with custom built-ins. The walkout sliding door accesses a beautiful large concrete patio to sit among the trees. There’s also a generous storage room & an under-the-stairs playroom—perfect for kids or additional storage. Car or hobby enthusiasts will appreciate the attached triple oversized garage with 14-foot ceilings to accommodate a lift, including one 11-foot high door. This heated & drywalled space also features upper storage, a closet, man door access, & rough-in plumbing for a sink. In addition, a newer 2nd detached triple garage is

powered, heated, & drywalled. Surrounded by mature trees, this private property feels like your own personal park. A picturesque gazebo sits beside the pond, which transforms into a skating rink in winter, complete with power & water access. On the back side of the home, enjoy cozy evenings gathered around the fire pit area. The yard offers both mountain & glimpses of downtown Calgary in the distance—an incredible backdrop for everyday living. The paved driveway is beautifully illuminated by classic lamp posts, creating a stunning approach to the home. All of this, just 5 minutes from Costco, CrossIron Mall, & all amenities in Airdrie Upgrades include high-end Graber blinds throughout (with electric blinds in the main living area), phantom screens, garburator, new plumbing, newer carpets, a 4-zone ultra high-efficiency furnace, water softener, two hot water tanks A rare opportunity to own a luxurious, private acreage with unbeatable access to both nature & city convenience.