



**59 Gray Way**  
**Rural Rocky View County, Alberta**

**MLS # A2301863**



**\$1,349,850**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,957 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Attached Carport, Boat, Garage Faces Front, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	2.94 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Granite Counters, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Pool table

Welcome to 59 Gray Way &ndash; a rare offering steeped in local history and pride of ownership. As one of the original homes built in the area, this beautifully maintained bi-level residence sits on nearly 3 acres of picturesque land, offering the perfect blend of space, comfort, and timeless character. From the moment you arrive, the setting speaks for itself. Mature surroundings, open skies, and a sense of tranquility define this exceptional acreage property. Step through the front door and you&rsquo;re welcomed into a thoughtfully designed layout, where the main level flows effortlessly. Looking upward you&rsquo;ll see the bright, well appointed kitchen or downward to the inviting walkout lower level. The main floor features three generous bedrooms, including a spacious primary retreat complete with a walk in closet and private ensuite. The kitchen is both functional and inviting, offering ample workspace and beautiful views over your backyard garden and the rolling pasture beyond - an ideal backdrop for everyday living. Downstairs, the fully developed walkout level feels anything but below grade. Here you&rsquo;ll find two additional large bedrooms, a full bathroom, and an expansive recreation space complete with a bar and pool table area which is perfect for entertaining or relaxing with family and friends. Direct access to the outdoors enhances the space, bringing in natural light and seamless indoor outdoor living. Car enthusiasts, hobbyists, or those needing extra storage will appreciate the oversized (nearly 1500 sq/ft) attached garage with room for four vehicles, plus an additional carport, bringing the total covered parking to five. The Gray Homestead presents an incredible opportunity to embrace the Bears paw acreage lifestyle&mdash;offering space, privacy, and a solid, well built home ready for its next chapter.