



**11 Mckendrick Point  
Rural Rocky View County, Alberta**

**MLS # A2301869**



**\$4,249,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,589 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.20 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Subzero Fridge/Freezer, All 8 TV's & Mounts, Basement Surround System, Control 4 System, Pool Table, Basement Refrigerator, 2nd Dishwasher, Large Mirror in Great Room, Kitchen Bar Fridge, 6 Dog Bowls, Bed Headboard/Platform, Swimsa, Outdoor BBQ Kitchen

Tucked into a quiet cul-de-sac on 2.2 acres of trees and ravine, this custom-built Maillot home offers a level of privacy, scale, and finish that's rarely found this close to the city. With 7,425 sq ft of living space, 6 bedrooms, and 4+1 bathrooms, every inch of this property has been thoughtfully designed for how a family actually lives, entertains, and unwinds. From the moment you step inside, the home makes an impression. Soaring ceilings, expansive windows, and a dramatic floor-to-ceiling feature fireplace anchor the main living space, while natural light pours in from every angle, pulling the outdoors in. The layout flows effortlessly, balancing open-concept living with defined, functional spaces including a main floor office and a private primary retreat. The kitchen is a true centerpiece. Fully custom and built to perform, it features dual Sub-Zero fridge/freezer combinations, a Wolf range, steam oven, bar fridge, and a statement Hammersmith hood fan. A massive island invites gathering, while a walk-through pantry and an exceptional mudroom with built-in dog wash and laundry keep everyday life organized behind the scenes. Upstairs, you'll find generous secondary bedrooms, a central family lounge, and a second full laundry room, creating separation and flexibility for growing families or guests. The walkout lower level is designed for lifestyle. A full recreation space, games area with pool table, temperature-controlled wine room, bar with fridge and dishwasher, and a dedicated gym create an ideal environment for both entertaining and everyday enjoyment. A surround sound system and whole-home Control4 automation extend seamlessly throughout the home, including outdoor spaces. Comfort and efficiency are elevated with features like air conditioning, reverse osmosis water system, in-floor heating in select areas, central vacuum, and integrated

audio throughout the home and garage. The exterior is equally impressive. Surrounded by mature trees and backing onto a ravine, the setting is private and peaceful. Enjoy the fully equipped outdoor BBQ kitchen, expansive deck spaces, and a swim spa, along with irrigation systems for both landscaped areas and broader property use. A fully enclosed dog run adds another thoughtful touch for acreage living. Car enthusiasts and hobbyists will appreciate the oversized quad garage with heated slab, natural light, and commercial side-mount openers. This is a home that simply doesn't compromise. Every detail has been considered, from the custom built-ins and ample storage solutions to the technology, mechanical systems, and overall design. A rare offering where craftsmanship, setting, and functionality come together in a truly meaningful way.