



226 Grizzly Rise
Rural Rocky View County, Alberta

MLS # A2096609



\$3,268,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,351 sq.ft.	Age:	2016 (8 yrs old)
Beds:	3	Baths:	3 full / 3 half
Garage:	Quad or More Attached		
Lot Size:	3.91 Acres		
Lot Feat:	Back Yard, Level		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	3-26-3-W5
Exterior:	Concrete, Stone	Zoning:	R-RUR/R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: Shelving in garage & basement

Watch the full cinematic tour of this impressive 2016 custom built estate home, located in the exclusive Bears paw Country Estates! 226 Grizzly Rise is an above grade 4350 sq. ft. 3 bedroom, 3 full & 2 half bathroom custom built home that sits on an elevated and very tranquil 4 acre (approx) lot. This home is a must see as the builder specializes in high end millwork and no cost was spared. You will immediately notice the exotic hardwoods and soaring coffered ceilings as well as one-of-a-kind chef's kitchen complete with maple and mahogany woods, quartz countertops, a 6 burner stove, 2 wall ovens and 2 dishwashers. Off the kitchen is a southwest facing balcony perfect for enjoying the sun and BBQing with your family and friends. All 3 of the bedrooms are located on the main floor and all have their own ensuites and custom built walk-in closets. These closets really are a thing of beauty! The primary bedroom enjoys its own private west facing balcony as well as its own cozy sitting area warmed by a gas fireplace. Once completed, the partially finished lower level would offer an additional 3,450 sq. ft. allowing for 2 (or 3) more bedrooms all with ensuites, a full gym with steam shower, rec room, theatre room, a large laundry room (or second kitchen if needed) and cold storage space. Built for comfort, this home has in-floor heat in the basement and heated washrooms on the main floor (yes, shower floors too!) as well as in the upstairs bathroom AND the oversized 1,340 sq. ft. 4-car attached garage. The garage space is significant with four 10' x 8' doors, impressive 30' deep bays and vaulted ceilings making it perfect for car collectors or extreme hobbyists or your growing family. For example, this space is currently being used as a custom woodworking shop and can remain as is or it can easily be converted back to the original space. As

this property enjoys the freedoms offered under the current Rocky View R-RUR (R-2) zoning, the backyard is the perfect blank canvas for future amenities such as a tennis or pickle ball court. With mountain views and walking paths, this is truly high end estate living. Don't miss your opportunity to see this amazing custom acreage!