



30015 Township Road 262
Rural Rocky View County, Alberta

MLS # A2102061



\$2,650,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,505 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Concrete Driveway, Front Drive, Garage Faces Side, Gated, Guest, Heated G		
Lot Size:	3.72 Acres		
Lot Feat:	Landscaped, Many Trees, Private		

Heating:	In Floor, Natural Gas	Water:	Co-operative
Floors:	Concrete, Hardwood	Sewer:	Septic Field
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	12-26-3-W5
Exterior:	Stone, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Open Floorplan, Pantry, Skylight(s), Steam Room		

Inclusions: Home Automation, Starlink internet (Brand new and still in the box), Home theatre equipment in Main House: 2 TVs, amplifiers, all Control 4 components and remote controls. Separate sheet available with information pertaining to the Control 4 system. Internet mesh system, Built-in speakers (controlled with Control4 System) throughout Main House, Property maintenance equipment: Snow blower, John Deere tractor, Appliances: washer and dryer in laundry room adjacent to the primary bedroom, washer and dryer in basement of Main House, washer and dryer in Cottage, 3 fridges, built-in fridge/freezer in Main House, kitchen, wine fridge in wine room, 3 dishwashers, Cottage, Loft and downstairs bar, built-in dishwasher in Main House. Additional items included in purchase price: New light fixtures, mirrors affixed to bathroom walls, Vacuum system and attachments, Water softener. All window blinds and covers, Metal shelf in far garage, Bookshelves in Loft (2). Portable cupboard in kitchen in the Loft. This epic property features a custom walkout bungalow; seven car garage; 889.79 sq.ft. 1-bedroom loft (illegal) over the garage with full kitchen; and the original cottage (illegal) offering yet another 720 square feet of full living quarters. The custom 2478.98 sq.ft. main house was built by a true craftsman. Offering open concept living with countless upgrades & features. Special features include custom solid core doors in a blend of olive and oak, wide plank antique oak hard wood flooring, a chef-inspired gourmet kitchen with a double Thermador oven/range, copper hood, inset cabinet doors, built-in steamer and walk-in pantry. The main floor has enchanting views of your very own park-like setting from the triple-paned windows. Two fabulous dining areas; an inviting living room, featuring vaulted ceilings and a skylight, complete with detailed millwork and a mason fireplace with Rumford box finished in rundle and iron stone. The spacious master bedroom has a decorative, gas fireplace; custom built-ins; a 6-piece ensuite with travertine stone. A private laundry room is attached to the large custom closet with built-in island with glass top, which completes the master retreat. Detailed trim is around every window and door. An impressive open staircase leads you to a walkout basement that opens onto a large, concrete patio beside the second of three ponds with waterfall features. The custom mason fireplace from the main floor continues into the basement as does the detailed millwork, including hand-crafted built-in shelves. The wet bar is complete with glass shelves, pounded copper top, stain glass

lights, fridge and dishwasher. The concrete floors were textured by hand to look like the floors of a wine cellar and must be seen to be truly appreciated. Additional features include a wine room; concealed cold/storage room; steam room; exercise room with climbing wall; a flex room; and 2 spacious bedrooms each with walk-in closets and large windows. This property is an entertainer's dream. Outdoor living areas include: a large main floor patio and walkout concrete patio facing the impressive landscaping in the backyard; a private courtyard in the front yard, complete with hot tub and pizza oven; and a firepit nestled by the third pond. The Loft over the garage is a full illegal suite with a fabulous kitchen, living room and 3-piece bath. Finished in pine, this welcoming space is perfect for extended family, a nanny or guests. The cottage gives you yet another space perfect for those looking to work from home or to share with family and friends.