



**260080 Glenbow Road**  
**Rural Rocky View County, Alberta**

**MLS # A2105145**



**\$2,140,000**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,016 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	3.22 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, See Remarks, Sloped Down, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, See Remarks, Tile	<b>Sewer:</b>	Septic Field, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	5-26-3-W5
<b>Exterior:</b>	Composite Siding, Stone, Stucco	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Tractor is negotiable.		

Welcome to your dream retreat nestled on 3.22 acres of pristine hillside, just minutes away from the charming towns of Cochrane and the Glenbow Ranch Provincial Park, with the convenience of being a mere 30-minute drive to downtown Calgary. This luxury custom-built bungalow is a masterpiece of design and craftsmanship, offering a perfect blend of opulence and natural beauty. As you step through the grand entrance, the hand placed mosaic tile insert gracefully transitions to engineered hardwood flooring, setting the tone for the exquisite details that await. The expansive living room captivates with soaring cathedral vaulted ceilings and floor-to-ceiling south-facing windows, bathing the space in natural light and providing breathtaking views of the surrounding landscape. The heart of this home is undoubtedly the centrally located kitchen, boasting a 5' x 10.5' island finished with a single slab quartz counter and waterfall returns. Equipped with a gas range, full-sized built-in double ovens, and a unique dry cold walkthrough pantry, this kitchen is a culinary haven. The primary suite indulges in south and west-facing views, featuring a massive ensuite bathroom with a luxurious wet room. The wet room showcases his and her showers with multiple shower heads, including 2 rain showers, and a matte white honed stone finish pedestal soaker tub.. Completing the suite is a generously sized walk-in closet with custom built-ins. Step outside from the dining room onto a sprawling 600+ square foot deck, offering ample room for multiple outdoor spaces . A large covered portion, extending from the living room, boasts a cathedral vaulted ceiling, creating an ideal spot for outdoor gatherings. The main floor also includes a thoughtfully designed office, a practical laundry room, and locker-style seating with built-in dog kennels, catering to every aspect of your lifestyle. The transition to the

basement is marked by an eye-catching raindrop chandelier illuminating the award-winning custom mono stringer staircase. Descending to the basement, you'll discover an entertainer's haven, featuring a large wet bar with a peninsula island, a wine fridge, and an 84-bottle wine rack set in glass. The basement also houses a spacious gym with a full-height glass wall and commercial-grade rubber flooring. Two large bedrooms with walk-in closets, a five-piece bathroom, and a walk-out patio with a hot tub complete the lower level. This exceptional property comes with an oversized three-car garage, upgraded shingles, air conditioning and the peace of mind that comes with a new home warranty. Immerse yourself in luxury, tranquility, and the perfect blend of indoor and outdoor living in this hillside haven. Don't miss the opportunity to make this dream home yours!