



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**31049 Coyote Valley Road**  
**Rural Rocky View County, Alberta**

**MLS # A2109503**



**\$4,990,000**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	7,185 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 3 half
<b>Garage:</b>	Double Garage Detached, Electric Gate, Heated Garage, Oversized, Quad or		
<b>Lot Size:</b>	4.15 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Private, See Remarks, Treed		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Co-operative

**Floors:** Hardwood, Tile

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full, Walk-Out To Grade

**LLD:** 26-25-3-W5

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R-RUR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Built-in Features, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, See Remarks, Wet Bar

**Inclusions:** Fridges (4), Dishwasher (4), Microwaves (3), Hoodfan, Washers (2), Dryers (2), Built-In BBQs (2), Bar Fridges (2), Garage Opener with 3 Remote Controls, Projector Screen (no projector), Wall-Mounted TV's, Alarm Equipment, Air Conditioner

Welcome to a sanctuary of luxury and natural beauty in the sought-after community of Bears paw. ~ Crafted by McKinley Masters, this estate is a masterpiece, offering four acres of pristine land designed for outdoor living and entertaining. ~ As you arrive, the gated entry and brick driveway set the tone for the elegance within. ~ The back patio is an entertainer's dream, featuring an outdoor kitchen adorned with intricate stone walls, a curved stone bar, and a built-in fire table. An adjacent gazebo offers a perfect setting for intimate al fresco dinners. ~ The property is a paradise for outdoor enthusiasts, featuring a sport court, fire-pit area, and a dream kids' playhouse. The grounds are adorned with groves of trees, garden beds, and tranquil lawn areas, offering a serene backdrop for outdoor activities. ~ Two front entrances offer guest and family access, with the main entrance leading to a foyer that opens to a family room with a fireplace and panoramic property views. ~ The kitchen is a culinary dream, boasting beautiful granite counters, a huge 3-tiered island, and upgraded appliances, including a Viking gas range. Off the kitchen a Subzero full fridge and full freezer are set in an enormous pantry and the pantry also features a one-burner gas cooktop with a pot-filler faucet and dumb waiter that serves all three floors, making it an ideal prep space for parties. ~ Just off the dining nook, discover an expansive covered deck, a true extension of your living space. With a built-in BBQ, outdoor fireplace, and breathtaking views, it's an alfresco paradise. ~ A formal dining room adds an extra layer of elegance for indoor gatherings. ~ The main floor also includes a versatile room that combines laundry facilities, a built-in desk, and abundant storage space. ~ A spiral staircase leads to a 4,250 sq.ft. second floor, featuring a secluded primary suite with a fireplace, walk-in closet, and

luxurious ensuite. ~ The floor also houses a flex area with dual study spaces, three additional spacious bedrooms, and a unique kids' bathroom with dual showers. ~ Two massive bonus rooms offer endless possibilities; one even includes exercise equipment. ~ A private home office with direct access to the garage provides an ideal work-from-home setup. ~ The walkout basement maintains the home's high standards, featuring a fifth bedroom, full bathroom, games/rec room with a third fireplace and massive, curved wet bar, and a dance floor with sprung wood flooring. ~ A 6-car attached garage equipped with floor drains, abundant storage counters, cabinets, and workspaces, plus an additional detached garage accommodate vehicles and equipment. ~ The home comes with two water coop memberships, ensuring you'll never run out of water. ~ Every corner of this Bearspaw gem tells a story of family, comfort, and luxury.