



**280231 Grand Valley Road
Rural Rocky View County, Alberta**

MLS # A2123176



\$2,199,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,199 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking		
Lot Size:	20.02 Acres		
Lot Feat:	Corner Lot, Rectangular Lot, Wooded		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Concrete, Slate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	3-28-5-W5
Exterior:	Cedar, Concrete, Other, Stone, Wood Frame	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

Welcome to your DREAM RETREAT NESTLED ON 20 ACRES amidst nature's embrace! This magnificent cedar home offers nearly 7000 ft² of living space and boasts unparalleled craftsmanship with countless natural elements and upgrades incorporated into the home. Crafted with care, this 4 bedroom home blends seamlessly with its natural surroundings. Step into a world of luxury with expansive living spaces adorned with custom stone work and flooded with natural light, offering the perfect setting for relaxation and entertainment. No detail has been overlooked with premium upgrades including IN FLOOR HEATING, solid wood interior doors, cherry soft close cabinetry, granite countertops, four wood burning fireplaces with real stone design, another gas fireplace in the office, two RARE FOSSIL TREE bathroom sinks, open riser stairs and more. Retreat to your sanctuary in the sprawling master suite, complete with a spa-like ensuite bath with rough in for a steam shower, a stunning walk through closet plus a private balcony overlooking lush greenery, providing the ultimate in serenity and comfort. The lower walkout level features heated concrete floors which have been sealed and coloured, a sunken living room perfect for a games and gathering room, a gorgeous wet bar with under cabinet lighting, plus a theatre room / safe room underneath the garage with all concrete surround. Embrace the beauty of the outdoors in the sprawling backyard oasis, featuring a custom deck with glass railings and an enclosed built in BBQ space with wood burning fireplace, perfect for al fresco dining and entertaining amidst the tranquil sounds of nature. The oversized garage comes with slab heat and overhead doors. There's a second well plus power and gas ready to serve a future shop or barn. Situated on coveted Grand Valley Road, enjoy the privacy and tranquility of country

living while still being just minutes away from amenities, schools, and major transportation routes. Don't miss this rare opportunity to own a truly exceptional property that exudes elegance and sophistication at every corner. Schedule your private tour today and make your dream of owning a custom cedar home a reality!