



**GRASSROOTS**  
REALTY GROUP

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**36 Mackenas Way**  
**Rural Rocky View County, Alberta**

**MLS # A2123560**



**\$2,794,000**

<b>Division:</b>	Mackenas Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	3,489 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.78 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, No		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	1-24-3-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to this stately family home located at the end of a quiet cul-de-sac in the gated community of Mackenas Country Estates. Offering five bedrooms, including a main floor primary suite, an attached oversized triple garage and a walk-out basement, this luxury home boasts over 5,700 square feet of developed living space. Soaring ceilings as high as twenty-two feet give this already large home and even grander feel and designer touches like detailed ceilings, barrel vaulted dormer windows, board and baton wainscoting, exquisite millwork details, nine-inch baseboards, ten-foot ceilings and eight-foot solid core doors boast the quality expected in a Rockwood custom home. Four-inch quarter sawn oak flooring extends through the home and everywhere there is tile, along with the entire lower-level and the garage, features in-floor heat. Backing onto serene pastoral lands, this .78-acre lot truly feels like living in country while only being a few minutes outside the city limits.