



**36 West Meadows Drive
Rural Rocky View County, Alberta**

MLS # A2132275



\$3,750,000

Division:	Westridge Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	5,472 sq.ft.	Age:	1999 (25 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Driveway, Electric Gate, Garage Faces Front, Gated, Over		
Lot Size:	3.41 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn		

Heating:	Boiler, Forced Air, Natural Gas, Zoned	Water:	None
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	None
Roof:	Clay Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	17-24-2-W5
Exterior:	Metal Frame, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Primary Downstairs, Separate Entrance, Storage

Inclusions: Countertop Grill, Range Hood, Vanity Stool, Pool Table and Accessories, Dart Board, Bar Stove, Dishwasher, Hot Tub, Pool Accessories, Pool Area Refrigerator. TV in treehouse, Car charger, gym equipment

This exquisite walkout bungalow sits gracefully on 3.41 acres of serene landscape, boasting unparalleled vistas of the majestic Rocky Mountains and the Elbow River Valley. Upon entering the gated premises, you're greeted by a picturesque tree-lined driveway guiding you to this magnificent residence. Stepping into the grand foyer, adorned with a stunning barrel ceiling, you're immediately captivated by the awe-inspiring views that unfold through the expansive floor-to-ceiling windows of the great room. Here, amidst the natural splendor, relaxation and tranquility abound. Spanning over 12,000 sq. ft., this luxurious abode offers four bedrooms and 4.5 bathrooms, including a lavish master suite with a spa-inspired ensuite. For entertaining, the vast deck provides an idyllic setting to gather with loved ones and relish the panoramic beauty surrounding you. The walkout lower level is an entertainer's paradise, boasting a spacious games area, family room, second kitchen, and bar, alongside an indoor pool, hot tub, and a fully-equipped gym with changing facilities. Whether unwinding, socializing, or staying active, this home caters to every whim. Additionally, heated garages for 6 cars, ample space for recreational vehicles, a charming treehouse, a serene pond, and a delightful gazebo ensure that every family member discovers their own haven within this enchanting property. It's a place where cherished memories are made, and dreams are brought to life.