



**30049 Bunny Hollow Drive
Rural Rocky View County, Alberta**

MLS # A2132324



\$3,999,900

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,888 sq.ft.	Age:	2019 (5 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	3.95 Acres		
Lot Feat:	Back Yard, Lawn, Irregular Lot, Many Trees, Paved, Private, Treed		

Heating:	Fireplace(s), Forced Air	Water:	Cistern, Shared Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: Steam oven, Freezer in pantry, Beverage drawers, Ice machine, Built-in grill on deck, Drapes & curtain rods, TV mounts (x6), Air conditioning (x2), Built-in refrigerator in basement, Horse shelter, Playhouse, Security system & cameras

Welcome to this stunning 4 acre property, boasting a 2019 custom-built home, where luxurious living spaces and exceptional design elements including 8ft doors throughout, seamlessly blend to create an exquisite residence. From the moment you step through the front entrance, you are greeted by a sophisticated office adorned with custom built-ins, providing a functional and elegant workspace that sets the tone for the rest of the home. The heart of this home lies in its gourmet kitchen, a chef's dream equipped with top-of-the-line Wolf stainless steel appliances, including a gas range stove. The large kitchen island offers ample workspace and seating, while ceiling-height cabinetry and marble countertops add a touch of refined elegance. The butlers pantry complete with open shelving and freezer provides extended storage space. Adjacent to the kitchen is a charming eating nook, featuring custom built-ins, sink, and beverage drawers. Curved windows overlook the expansive backyard, creating a perfect spot for casual meals and morning coffee. The living room exudes warmth and style, with beamed ceilings and a fireplace boasting a stone surround and wooden mantle. This inviting space is ideal for relaxing with family or entertaining guests. Just off the kitchen, the screened-in fire room is a true highlight, featuring a wood-burning fireplace with a stunning stone surround and a convenient gas starter. This cozy space, coupled with a built-in Wolf BBQ, steps down to an expansive backyard. The backyard itself is a sanctuary of green space and mature trees, offering complete privacy and is enclosed with custom white fencing, creating a secure and picturesque environment. Upstairs, the primary suite is a private retreat, offering dual vanities, a soaking tub, a private water closet, and a standalone steam shower. An expansive walk-in closet with extensive built-ins and

shelving space completes this luxurious suite. Additionally, the upper level includes a Jack and Jill bathroom with dual vanities, a private water closet, and a separate shower space, providing convenience and privacy for two more bedrooms. The fourth bedroom upstairs features a spacious walk-in closet and a luxurious 4-piece ensuite. The well-appointed laundry room includes a sink, ample hanging space, and built-in cabinetry. Descending to the fully finished basement, with high-quality wool carpet and in-floor heating, offers a comfortable and stylish lower-level living space. It includes an exercise room and a large recreation room with custom built-ins, a sink, and a bar fridge, perfect for entertaining. A secondary family room features additional built-ins and large windows, bringing in natural light. The basement also includes a bedroom with a walk-in closet and boasts 9-foot ceilings throughout. The oversized triple car garage features an upper loft for extended storage space. With its impeccable attention to detail and prime location, it is the perfect place to call home.