



84 Gray Way
Rural Rocky View County, Alberta

MLS # A2135699



\$2,290,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,374 sq.ft.	Age:	2007 (17 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Asphalt, Driveway, Electric Gate, Heated Garage, Oversized, Quad or More A		
Lot Size:	2.17 Acres		
Lot Feat:	Landscaped, Underground Sprinklers, Pie Shaped Lot, Subdivided, Treed		

Heating:	High Efficiency	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	1-26-3-W5
Exterior:	Stone, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Separate Entrance, Steam Room, Storage, Tray Ceiling(s), Wired for Sound

Inclusions: Dog Run

Open House June 29th 3-6pm. Nestled in the serene beauty of Bears paw, within the prestigious community of Homestead, this 7,382 total square foot luxurious home, wrapped in a privacy setting of many trees around, offers a lifestyle that is nothing short of extraordinary. Positioned on an elevated vantage point, it provides unparalleled panoramic views of the breathtaking Alberta landscape from almost every window. Through the private gate, you'll be captivated by its striking architectural design and fresh coat of exterior paint, including garage doors. The vast estate spans over 2.17 acres, making it a perfect retreat for those seeking from the hustle of city life. Once inside, you'll be greeted by the expansive foyer leads into the hub of the home - a breathtaking living space with soaring 14ft ceilings with floor-to-ceiling windows that allow for an abundance of sunlight. The kitchen is a chef's dream, with top-of-the-line Viking and built in Miele appliances, custom cabinetry, and an oversized island that serves both as culinary creations and social gatherings. Adjacent to the kitchen, the open-concept dining and living area is perfect for hosting large family dinners or intimate gatherings with friends. The home boasts multiple oversized living areas, each designed with relaxation and entertainment in mind. Cozy fireplaces, rich wood finishes, and chosen details ensure that every room exudes an inviting and elegant atmosphere. The master suite is a true sanctuary, offering a private retreat complete with a spa-like ensuite, where you can enjoy the two-person jacuzzi with the most breathtaking sunrise views or the steam shower with a heated towel rack. The double vanities, two walk-in closets with custom built-ins, and custom ironing board make your busy lifestyle at ease. The additional five bedrooms upstairs and two downstairs, each with walk-in closets, and the five bathrooms

throughout the home offer ample space and comfort. The bonus room above the west wing provides a perfect area for your growing family or visiting guests to relax, enjoy movies or play games. The expansive upper deck or patio below from the walk-out basement is a perfect setting for dining or ideal for a hot tub. The manicured landscaping and lush lawns offer and a combination of native trees and spruce trees, with underground irrigation, create a delightful backdrop to enjoy bonfires under the stars by your own the fire pit. The unique layout of this home, with two separate wings, living space above, double garages below with the living room and kitchen as the hub, allows families to spread out without feeling crowded. If you're seeking a life of luxury that matches natural beauty, 84 Gray Way in Bearspaw, Homestead, is the ultimate retreat. Don't miss the opportunity to make this exceptional property your own and savor the awe-inspiring views that Alberta has to offer. Check out the video on You Tube to see more.