



251150 Welland Way
Rural Rocky View County, Alberta

MLS # A2135834



\$2,899,900

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,809 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	3.51 Acres		
Lot Feat:	Greenbelt, No Neighbours Behind, Landscaped, Many Trees, Private		

Heating:	Geothermal	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	12-26-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Granite Counters, Kitchen Island, No Animal Home		

Inclusions: All TV's & Mounts

Welcome to an unparalleled living experience at 251150 Welland Way built by McKinley Masters and nestled in the prestigious community of Westminister Glen, this breathtaking estate redefines luxury living with its meticulous craftsmanship, state-of-the-art amenities, and serene surroundings. This magnificent 2,800 sq ft walkout bungalow set on a sprawling 3.51-acre estate, offers a harmonious blend of classic elegance and modern sophistication. With 3 spacious bedrooms and 3.5 opulent bathrooms, every corner of this home exudes grandeur and comfort. The main level welcomes you with a custom wood front door into sprawling hardwood floors and 10' vaulted ceilings that just exude's luxury living. Slide past the dedicated dining room and office space with built-in millwork past the 2-sided stone fireplace into and into the open-concept living room, nook and the largest kitchen you will ever see. This chef's dream kitchen has an oversized working island, Wolf & Subzero Appliances including a Sub-zero wine fridge and all the amenities the chef in the family will love. Walkout to your covered rear deck overlooking your manicured rear yard complete with pergola, firepit area, and entertaining space. The main floor primary bedroom also connects to the rear deck and is simply divine with ample pace and an ensuite bathroom with double vanity, custom shower and dual closets. The lower walkout level of this property is the entertainer's dream complete with a custom bar, stamped concrete floors, a dedicated wine room, a full theatre room and a rec room and a family room perfect for all those big family functions. 2 more large bedrooms and 2 more baths complete this lower floor and you will enjoy the screened-in space under the main deck on your walkout level during those warm summer nights. Geo-thermal Heating & Cooling, 4 Car Heated garage,

lower level in-floor heat, a separate shop/shed outbuilding and a well-laid-out landscape plan complete with a pond make this home the perfect place to call home in a private gated setting. This home has it all for the uncompromising buyer. OPEN HOUSE SATURDAY JUNE 29TH from 1:00-4:00!!