



GRASSROOTS
REALTY GROUP

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65 Majestic Point SW
Rural Rocky View County, Alberta

MLS # A2136304



\$3,295,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,290 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	5 full / 2 half
Garage:	Quad or More Attached		
Lot Size:	0.37 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Environmental Reserve, Reverse		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Shared Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Sewer
Roof:	Cedar Shake	Condo Fee:	\$ 220
Basement:	Finished, Full, Walk-Out To Grade	LLD:	6-24-2-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub		

Inclusions: Hot Tub, Built-in Miele Coffee Machine, Kitchen Ice Machine, 2 Patio Heaters, 2 A/C Units, Security System Hardware, Built-in BBQ, All Wall Mounted TV's, 4 Cavavin Wine Fridges in Basement + Dishwasher Drawer + Microwave, Lynx BBQ + pool Equipment (see supplements for full inclusion list)

TASTEFUL-TIMELESS-TRANQUIL- Discover unparalleled luxury and sophistication in this 8,000 sq.’ WALK-OUT estate home, where every detail is crafted with the highest quality finishings. Ease of flow combined with handcrafted millwork & coffered ceilings create welcoming gathering spaces for family & friends. Magnificent Wood Burning Fireplace off the Great Room is framed by views of nature & invites you to relax & unwind. The adjacent “To -Die For” Kitchen showcases, top notch appliances with Double Ovens, Islands, Sinks, Dishwashers & huge Walk In Pantry. From here one gazes out towards serene views + the Informal Eating area. Adjoining Wood-Paneled Den offers another welcoming spot to read or watch TV by the Fireplace. For more formal moments the enchanting Dining Room is certain to elevate any occasion. Discreetly located off the Foyer one finds the most incredible, handsome private Office. Rich wood paneling, lighted bookcases & Fireplace exude refined elegance & a comfort you never want to leave. Spacious main floor Bedroom, with En-suite, is ideal space for Guest use, an additional Office, Family or a Hobby Room. Absolutely Enchanting is the Heated Muskoka Room with electric Retractable Screens, a Wood-Burning Fireplace, and a Built-In BBQ! Upper Level encompasses 3 En-Suited Bedrooms including the breathtaking Master Retreat. It’s captivating vista is enhanced by the use of Electronic Blinds plus a Cabinet with retractable, swivel TV accommodating watching from Bed & the chic Sitting Area. Accompanying Luxurious En-Suite along with the His and Her Dressing rooms are truly extraordinary! Lower Level affords the ultimate in entertainment & relaxation! Kids, Teens and Adults will love the Indoor Resistance Pool with a key-coded cover for safety, Spacious Gym, Media Room,

Theater, Wine Tasting Room, Billiards Area, Bar, room concealed behind ceiling height-bookshelves, plus a 5th En-Suited Bedroom! Amazing 4 CAR HEATED GARAGE with oodles of Storage, Epoxy Floor & Dog Wash. Plenty of Driveway parking as well. The Backyard is a magical place, from the winding path to the Hot Tub, to the cozy, sheltered Firepit, to the flat lawn for kids to romp or adults to play Bocce. And your dog can roam about due to the property's electronic fencing. You will soon find that Elbow Valley renders the absolute ideal lifestyle. A peaceful atmosphere whose residents enjoy Walking Pathways, Boat rentals + Fishing In the lake, Tennis, Basketball + Pickle Ball Courts on 400 acres of natural land. And with Quick access to all areas of the City now the Ring Road is complete. Don't wait to View this absolute Ultimate Sanctuary!