



**31 Cherry Valley Court**  
**Rural Rocky View County, Alberta**

**MLS # A2136657**



**\$1,695,000**

<b>Division:</b>	Cherry Valley Est		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,389 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Driveway, Heated Garage, Insulated, Triple Garage Attach		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Private, Treed		

<b>Heating:</b>	High Efficiency, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, Hardwood, Marble, Slate	<b>Sewer:</b>	Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	13-26-3-W5
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Recessed Lighting, Storage		
<b>Inclusions:</b>	N/A		

Everything you have been looking for! A RENOVATED home and BRAND NEW SHOP! This is a once in a lifetime opportunity to call Bears paw home with everything you have been looking for. Escape the city and move to the country with 4 acres of tranquility, including rolling topography with a forest and expansive views. This property features an extensively renovated home and a massive brand new 40x70 REMUDA BUILT shop with mezzanine! This designer's renovation offers a perfect blend of comfort, style, and functionality, making it an ideal place to call home. This smart home features ELAN home automation with RING cameras, Gemstone lights, Central AC and every modern lifestyle feature you could want. From the oversized triple attached garage, families will appreciate the mud room with laundry space. The dream kitchen has 2 islands, white cabinetry, upscale lighting, gas fireplace, farmhouse apron sink, and luxury appliances, making meal preparation a delight. Whether you're hosting gatherings or enjoying family dinners in the separate dining room, this kitchen is sure to please the family chef. Also on the main floor are 3 generously sized bedrooms, including a primary suite complete with an ensuite bath complete with heated floors. The lower level is perfect for entertaining or as a kids hangout space with a huge rec room with stone fireplace, office space and a fourth bedroom with full bath. Looking for additional space to house your toys, business equipment or spend time on your hobbies? This brand new shop is turn-key. Professionally built with all utilities inside including 200A Electrical and hydronic heat- the 40x70 shop is the dream. Escape upstairs to the mezzanine to find additional living space including a kitchenette with living room- perfect for an additional office, guest quarters or hangout space complete with a balcony and full bath.

Additionally, the exterior of the shop has RV services with 50A electrical, water and sewer hookup. Enjoy easy access to a wealth of amenities, including shopping, dining, parks, schools, and more. With its coveted Bearspaw location, this home is the very best of country living with Calgary convenience. Book a showing today and explore the links to view additional property highlights!