



23 Willow Vale
Rural Rocky View County, Alberta

MLS # A2139512



\$2,100,000

Division:	Rural Rocky View County		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,513 sq.ft.	Age:	1989 (35 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard,		

Heating:	Boiler, Natural Gas	Water:	Co-operative
Floors:	Tile	Sewer:	Septic Field, Septic Tank
Roof:	Concrete, Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-24-27-W4
Exterior:	Brick	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Suspended Ceiling, Walk-In Closet(s)

Inclusions: washer, dryer, all fixed cabinets and workbenches in shop and garage, fridge in shop

Welcome to your own little paradise nestled on 4 immaculately landscaped acres located within minutes of Langdon. You're not going to believe all that this property has to offer. Starting with a sprawling 5 bedroom walk up bungalow with over 5700 sq ft of living space. Amazing Shop/garages, an incredible outdoor oasis with multiple brick patios, lush landscaping with mature trees, lawn & gardens all conveniently watered with underground sprinklers, even a tranquil pond stocked with rainbow trout with a decorative bridge. This massive custom built bungalow was built to last with quality craftsmanship & outstanding features including all cement construction, imported solid wood doors & windows, galvanized eavestroughs, type 50 concrete foundation and hollow core concrete floors on the main level. The spacious living & dining room are designed to accommodate large scale entertaining yet have warm & intimate areas for everyday family life. The custom millwork is incredible and you'll love the convenience & ambiance of the gas fireplaces. The dining room leads into the warm and welcoming kitchen that is flooded with natural light from large windows & a skylight built into the wood panelled ceiling. This well equipped kitchen has ample counter & cupboard space, stainless steel appliances including double wall ovens, two refrigerators and a huge quartz island with cooktop and seating for 6. Doing the dishes won't seem like a chore as you gaze out at the peaceful landscape. Relax and rejuvenate in your private primary retreat located on this level complete with spacious 5 pc ensuite where you'll enjoy heated floors & heated towel bars plus a walk in closet with built in shelving & drawers. A good sized mudroom, laundry room & powder room round out this level. Kids, extended family members and guests will love the privacy and

spaciousness of the lower level. This fully finished space offers 4 more bedrooms, 2 family/recreation rooms, a 5 pc bath and a second laundry room. Each room has its own independently controlled heater and 3 of the bedrooms have walk in closets. The lower level walks-up to the front of the house. The attached triple garage is oversized & heated with 12' doors. Stop paying commercial rent for your business - at almost 3300 sq ft the main shop is ideal for running your business from home. Complete with heat, water, sewer, 220 volt wiring, pristine epoxy flooring, tons of built metal cabinets, a full bar for hanging out with the boys, a 3 pc bathroom and even a Murphy bed. There are also 2 single garages on each side with their own doors & heat sources. The peace and tranquility of this amazing location will soothe your soul as you watch your kids play in the open spaces amongst nature. If you're ready to get away from the city and embrace country living but still want to enjoy easy access to city amenities this one of a kind property fits the bill. Maybe it's time to start living the dream. Book your showing today!