



**309 Wild Rose Close
Rural Rocky View County, Alberta**

MLS # A2141417



\$2,288,000

Division:	Wild Rose Count Est		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,740 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Electric Gate, Gated, Heated Garage, Quad or More Attached		
Lot Size:	10.87 Acres		
Lot Feat:	Environmental Reserve, Front Yard, Irregular Lot, Landscaped, Many Trees, F		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	10-23-5-W5
Exterior:	Log, Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Garage: Freezer, Air Compressor, Tool box Deck: BBQ - smoker - natural gas, Fridge, Buffet server, Fire table, Furniture, Kitchen: 4 bar stools, Theatre: As is, Mounted TV in main bedroom, Pool area + bar area: Miele coffee system, Fridge (in storage room), Wine fridge, Dishwasher, 2 mounted TVs in pool area, 4 bar stools, Generator - 12Kw natural gas powered

Escape to your dream country home, nestled on 11 serene acres with sweeping panoramic mountain views. This luxurious property offers the perfect blend of peace, tranquility, and modern comforts, making it an ideal haven for those seeking both relaxation and a touch of sophistication. As you enter, you'll be greeted by the expansive living room, where a stunning stone fireplace and beautiful maple flooring set the tone for cozy, elegant living. The large windows frame breathtaking views of the mountains, inviting natural light to fill the space. With forced air and lower level in-floor heating, you'll enjoy warmth and comfort no matter the season, complemented by central air conditioning for those warmer days. The heart of the home, the gourmet kitchen, flows seamlessly into the dining area and a charming screened-in porch. This is the perfect spot for morning coffee or evening meals, surrounded by the sounds of nature and completing the main floor, a spacious office for work-at-home professionals. The primary suite is your personal sanctuary, featuring a gas fireplace and a luxurious 5-piece ensuite. Unwind in the jet tub, enjoy the convenience of double vanities, and revel in the spacious walk-in closet. The lower level walk-out extends your living space, opening to the great outdoors. Here, you'll find a fully equipped bar, an exercise room, and a games room—perfect for entertaining. The wood-burning fireplace adds a rustic charm. For movie enthusiasts, the state-of-the-art theatre room awaits, offering a cinematic experience right at home. With two additional bedrooms, each with ensuite bathrooms, offering ample space and privacy, ensuring everyone has a peaceful retreat. For gardening enthusiasts, the property includes a large greenhouse, with automative watering and temperature control. The four-car heated attached garage, connected by a breezeway

to the lower level with four additional storage rooms, offers ample storage for vehicles and outdoor toys, ensuring everything has its place. The exterior of this home is as impressive as the interior. With 11 acres to explore, there's ample room for play and outdoor activities. Imagine hosting barbecues, playing games, or simply relaxing on the porch, all while taking in the stunning mountain views. This country home offers the best of both worlds: luxurious living and a peaceful, natural setting. It's the perfect place to unwind, enjoy time with loved ones, and make lasting memories. Schedule a private tour today and experience the tranquility and elegance of this magnificent home for yourself.