



**27 Woodlands Estates Crescent  
Rural Rocky View County, Alberta**

**MLS # A2141422**



**\$1,999,900**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,927 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Lawn, No Neighbours Beh		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	1-26-3-W5
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Washer (x2), Dryer (x2), Curtain Rods & Drapes, Ring Doorbell, 4 TVs & 4 TV mounts, Irrigation (as-is), Bar fridge (x2), Theatre room Equipment

Nestled on a sprawling 4-acre treed lot, this stunning bungalow boasts over 4,000 sqft of living space with 4 beds + 4 baths, this property is a true oasis of tranquility. A picturesque pond, encircled by serene walking paths, provides a perfect setting for relaxation and reflection. The property is secured by a private entrance with a gate, ensuring your peace and privacy. Stepping inside, the heart of this home is the kitchen, designed with both style and practicality in mind. It boasts an island with breakfast bar seating, ideal for casual dining or entertaining. Stainless steel appliances add a modern touch, and the window over the sink offers a delightful view while cooking. Ceiling-height cabinetry provides abundant storage, complemented by a pantry with built-ins to keep everything organized and within reach. Adjacent to the kitchen, the eating nook flows seamlessly into the sunroom, which is bathed in natural light thanks to a skylight. This space extends onto an expansive deck, creating an indoor-outdoor living experience perfect for gatherings and relaxation. The living room is a cozy yet elegant space, featuring a stone surround fireplace with a wooden mantle and custom built-ins. The vaulted ceiling enhances the room's spacious feel, while large windows offer a captivating view of the lush backyard. The primary bedroom, conveniently located off the front entrance, is a sanctuary of comfort. It includes double closets and a 6pc ensuite bathroom with double vanities, a soaking tub, and a standalone steam shower. Additionally, a private deck off the primary suite allows you to enjoy the serene backyard views in solitude. The main level includes a well-appointed laundry room with built-ins and a sink. An additional bedroom, 3pc bathroom and access to the triple car garage with epoxy flooring complete this main level. An upper loft above the garage complete with a 3-piece

ensuite and wet bar, paired with the vaulted ceiling, offers endless possibilities for use as a guest space, office, or entertainment area. Descending to the lower level, the basement is designed for leisure and entertainment, featuring an exercise room, a wet bar with breakfast bar seating, and a massive family room. This area provides access to a lower-level patio and the backyard, making it perfect for hosting events or enjoying family time. The expansive outdoor lawn area offers ample space for outdoor activities, while the surrounding trees enhance the sense of seclusion and natural beauty. A secondary laundry space, two great sized bedrooms, a 4pc bathroom and home theatre complete this immaculate residence. This exceptional property offers a harmonious blend of luxury, functionality, and natural beauty. With its thoughtfully designed spaces and high-end finishes, it provides a perfect backdrop for both everyday living and entertaining. Pride of ownership is seen throughout.&nbsp;