



33190 Glendale Road
Rural Rocky View County, Alberta

MLS # A2141937



\$2,499,900

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,202 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Front Yard, Open Lot		

Heating:	Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt, See Remarks	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	4-26-3-W5
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: Refrigerators (x2), Dishwashers (x3), Wine Coolers (x2), Hood fans (x2), Starlink, Hardware, Alarm System, Sound System, Steamer for the shower, Instant hot water

Welcome to the epitome of luxury living in this brand-new custom designed home with over 5600 sqft of living space, boasting panoramic mountain views from multiple rooms in the home, an oversized 4 car garage with in-floor heating and spectacular finishings throughout. As you step into this architectural marvel, you are greeted by the grandeur of soaring 10ft ceilings throughout the main floor. This estate showcases pristine finishings that reflect the highest standards of quality and elegance. The front entrance welcomes you to the open concept floor plan and showcases the marvelous open riser staircase that leads to the upper level of the home. Moving to the heart of the home, the kitchen is a chef's dream. An expansive island with breakfast bar seating serves as a focal point, complemented by waterfall dekton countertops and backsplash that add a modern touch. The ceiling-height white cabinetry with gold hardware exudes timeless elegance, seamlessly connecting to a secondary kitchen equipped with an additional refrigerator, dishwasher, and a stove. Ample cabinet space ensures that functionality is never compromised. The dining room is designed for both casual and formal entertaining, with access to a large deck featuring a spiral staircase leading to the lower-level patio. This seamless indoor-outdoor flow allows you to enjoy the picturesque surroundings. In the living room, a ceiling-height fireplace commands attention, creating a cozy and inviting atmosphere. Large windows frame breathtaking mountain views, bathing the room in natural light. The main floor is complete with a 2pc powder room, office and additional family room space. The primary bedroom is a sanctuary of luxury, with French door entry, a fireplace for added warmth and ambiance, and a custom-built walk-in closet. The ensuite is a spa-like retreat, featuring in-floor heating, a dual vanity,

stand-alone tub, private shower and WC. Every detail is carefully curated to enhance your daily living experience. The upper level of the mansion is designed for both family and guests. The guest wing boasts a family room, wet bar space, and a 4pc bathroom offering a private haven. The bedroom in this wing has access to a private front deck, providing a secluded space to enjoy the outdoors. A separate staircase off the mudroom adds convenience and privacy. Two additional bedrooms, a 4pc bathroom and spacious upper level laundry complete the top floor of this spectacular residence. Descending to the lower level is an entertainer's paradise, featuring a wet bar with a drink fridge and dishwasher, open to a living room with another fireplace. Walkout access to the patio space and the expansive backyard/front yard allows for seamless indoor-outdoor entertaining. An additional family room space in the basement can be easily transformed into a home theatre, providing endless possibilities for leisure and relaxation. This incredible estate is a harmonious blend of luxury, functionality, and breathtaking design.