



**30306 Woodland Heights  
Rural Rocky View County, Alberta**

**MLS # A2145526**



**\$2,850,000**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,551 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Garage Door Opener, Gravel Driveway, Heated Garage, Quad or More Attach		
<b>Lot Size:</b>	3.95 Acres		
<b>Lot Feat:</b>	Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<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>	Finished, Full	<b>LLD:</b>	12-26-3-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Hot Tub, Garage Heater x 2

**WATCH OUR FULL CINEMATIC VIDEO!** Nestled on nearly 4 acres of tranquil, private land, this charming 6 bedroom multi-generational home offers 6,246 total sq ft of living space. Lush landscape surrounds the home due to a wide variety of native trees and bushes planted over decades by a garden enthusiast. This property features an attached, over-sized 4-car garage and expansive detached 1,400 sq ft workshop that is perfect for the extreme hobbyist and all DIY-ers. As you enter the home, custom oak railing adorned with rare purple heart woodwork leads to the upper level. This spacious level includes a family room which lends itself for cozying up with a coffee next to the gas fireplace—a reader's paradise, a formal dining room, beautiful cathedral ceilings, and a sweeping kitchen that opens to the living room. A bright nook leads outside to the upper deck. This level features 3 bedrooms. Retreat to the primary bedroom with a walk-in closet, and its 5-pc ensuite featuring a soaker tub nestled by a charming bay window with an incredible view. Two additional bedrooms and a 4-pc bathroom complete this level. The main floor has its own spacious guest-suite with a primary bedroom, a large walk-in closet and a 3-pc ensuite, a kitchen and nook surrounded by windows, living room with gas fireplace, and dining room. Warm wood tones carry throughout with oak flooring and elegant solid wood built-ins. This level also includes an additional bedroom/office, and 4-pc bathroom off the foyer. Enjoy the beautiful scenery from the large deck with glass railings, while soaking in the HotSpring hot tub. The basement features 8' ceilings and includes a sixth bedroom with a walk-in closet, family room, 3-pc bath, an office/fitness space, 3rd kitchen, and ample storage rooms. The extra-large laundry room offers ample space for sewing or quilting enthusiasts. Finishing off the main

house is an over-sized bonus room above the 4-car garage. This space offers so much versatility as it could be used as an entertainment hub, games room, with separate office; the possibilities are endless. Mechanical features of the home include AC, 3 furnaces, excellent well water with a 2000-gallon cistern holding tank. The exterior of the home is finished in stucco and stonework. The house and detached shop both have new roofs (2022). The 4-car garage is heated with ample cabinets, storage space, and a sink. The workshop is heated with 220V service, and a small upper level. Other features include a carport, a dog run, RV parking with power and sewer, a large, beautiful firepit area to watch the most incredible sunsets. Large, open landscaped areas, with 110V in place, provides ample possibilities for a pool/outdoor gatherings/playground or sports. This home has it all &ndash; from the stunning interiors to the practical extras. Don't miss out on this perfect blend of luxury and functionality!