



54 Hamilton Drive
Rural Rocky View County, Alberta

MLS # A2146602



\$2,300,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,697 sq.ft.	Age:	1990 (34 yrs old)
Beds:	3	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Few Trees, Lawn, No Neighbours Behind, Irregular Lot, Landscap		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Concrete	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	30-25-2-W5
Exterior:	Brick, Concrete	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Garage openers (x3), Alarm system

Welcome to this exquisite residence, sitting on 2 acres of pristine property, an epitome of elegance and quality finishings, seamlessly blending luxurious living with stunning mountain and golf course views. Stepping inside you are greeted with the living room space, featuring a charming fireplace with a wooden mantle and tile surround, vaulted cedar ceilings, and an open layout that extends to the dining room, offering double door access to the kitchen. The kitchen is a chef's delight, equipped with an island, stainless steel appliances, a skylight, and a window above the sink overlooking the backyard, with direct access to the back deck making indoor/outdoor dining a breeze. The backyard has been meticulously maintained, backing onto the golf course and providing serene and picturesque views. The adjacent eating nook is open and bright, creating a perfect spot for casual meals while the family room boasts a wood-burning fireplace with a stone surround, large windows, and an open connection to the eating nook, enhancing the sense of space and light. A secondary prep kitchen, main floor laundry, three piece bathroom and access to the oversized heated triple car garage completes this wing of the main floor. Moving through the home, the primary suite is a luxurious retreat featuring a walk-in closet and a 5-piece ensuite with marble tile, a jetted soaking tub, a stand-alone shower, and a private water closet. An additional bedroom and 4pc bathroom complete this fantastic main floor. Descending to the lower level, the walkout basement with in floor heating throughout is a haven for entertainment and relaxation, featuring an expansive rec room and entertainment space with access to the lower-level patio and fire pit area. A bar and wood burning stove are highlights of this fantastic space. A bedroom and additional den that can easily be converted into

a fourth bedroom along with a 4-piece bathroom is perfect for a family or housing guests. A spacious wine room and cool room space complete with sink, counters and shelving with access up to the garage complete the lower level. Additional, notable features include maintenance free exterior, concrete driveway, septic system with two individual septic fields and irrigation. This home, with its thoughtful design, high-end finishes, and breathtaking views, offers an unparalleled lifestyle of comfort and luxury, making it the perfect place to call home. Pride of ownership is seen throughout this spectacular residence.