



GRASSROOTS
REALTY GROUP

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980 101 Street SW
Calgary, Alberta

MLS # A2195915



\$5,998,800

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	9,032 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	7 full / 2 half
Garage:	Parking Pad, Quad or More Attached		
Lot Size:	9.47 Acres		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Rolling Slope, Slope		

Heating:	In Floor, Natural Gas, See Remarks
Floors:	See Remarks, Tile
Roof:	Tar/Gravel
Basement:	Finished, Full
Exterior:	Concrete, See Remarks, Stone
Foundation:	Poured Concrete
Features:	Bar, Bookcases, High Ceilings, Vaulted Ceiling(s)

Water: Well

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: none

Opulent Elegance, This majestic Contemporary Country Castle sits atop the west facing ridge on nearly 10 Acres of prestigious land with expansive grounds for future development and exclusivity. This magnificent custom concrete estate home exceeds all expectations with over 15,800 sq. ft. of luxuriously appointed living quarters including 6 Bedrooms, 9 Bathrooms, 5-Car Garage, complete with indoor pool theatre gym & spa. Designed for grand-scale entertaining and modern living. Exquisitely finished with finest of materials with utmost details. Amenities include: Grand Parlour with floor to ceiling windows, Gourmet Kitchen, 2 wet Bars & Games Room, Scotch/Wine-Tasting Room with 1600 bottle wine storage, Complete custom gym, Swimming pool with hot tub, Sauna & Yoga Studio with Spa facilities to finish off the workout. A world-class residence in Canada, this architectural masterpiece is an unprecedented opportunity to own one of the most exquisite properties...must see to appreciate! There is an opportunity to subdivide out a couple lots for family or friends as well with approval from the MD and or City of Calgary