



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8 Fishermans Point Rural Rocky View County, Alberta

MLS # A2199591



\$1,988,888

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,371 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reser		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None

Water: Co-operative

Sewer: Public Sewer

Condo Fee: \$ 228

LLD: 6-24-2-W5

Zoning: DC

Utilities: -

Exquisite custom-built 6 Bedroom fully finished walkout home offering drama, elegance and privacy. Situated on a quiet cul-de-sac backing onto a treed environmental reserve. The sensational curb appeal provides an awe-inspiring first impression with Natural landscaping, mature trees and an insulated and drywalled triple car garage. The grand open to above foyer welcomes guests and sets the glamorous mood of this outstanding home. Over 6,500 sq.ft., of finished space has been stunningly upgraded with high-quality finished spaces, 6 bedrooms, 5 and a half bathrooms and 4 fireplaces. Relaxation is the focus of the sophisticated living room inviting you to gather around the first fireplace while extra corner windows stream in natural light and showcase those tranquil views. Easily entertain in the bayed dining room, setting the preferred ambience. The gourmet, chef's dream kitchen will turn your mealtimes, prepping and entertaining into culinary adventures with sprawling granite countertops, a gas stove, stainless steel appliances, full-height cabinets and a centre prep island as well as a peninsula island with a raised seating bar. Encased in windows, the breakfast nook is a gorgeous backdrop for your morning coffees and family meals or head out to the expansive upper deck for casual barbecue's and time spent unwinding. Soaring cathedral ceilings in the family room create a bright and air space to convene in front of the fireplace flanked by windows or curl up in front of the built-in media centre and catch up on your favourite shows. The Large main floor den/Office is an ideal tucked away workspace with beautiful custom millwork. Ascend the exquisite, curved staircase to the upper level and retreat to the primary oasis. This incredible owner's Primary sanctuary overlooks the environmental reserve and boasts extra space for a sitting

area and a double sided fireplace for cozy winter evenings. The other side of the fireplace creates a calming atmosphere in the lavish 5-piece ensuite boasting dual sinks, a jetted soaker tub and an oversized shower. 4 additional bedrooms are on this level, 4 have private ensuite. A massive bonus room/4 th Bedroom is a versatile space for the kids to hang out, do homework or host sleepovers. The walk-out lower level was made for entertaining and will have you coming together with friends and family over a movie night or friendly game night in front of the full-height stone encased fireplace. Easily refill drinks and snacks at the wet bar or procure a bottle of wine from the large cellar. A 6th bedroom and or Room and another full bathroom complete this level. Plenty of room for the Nanny! Walk out to your outdoor paradise and lounge on the lower patio idyllically nestled amongst towering trees with sunny south exposure. This dream home is in a phenomenal community mere steps to both Fisherman's and Elbow Valley Lakes! *Make sure to view Drone Video of this spectacular Property to get the Full effect*