



GRASSROOTS
REALTY GROUP

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25063 Briarwood Drive
Rural Rocky View County, Alberta

MLS # A2204035



\$1,825,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,661 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Lawn, No N		

Heating:	Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	6-26-2-W5
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

Exceptional executive home nestled on 2 acres, 3 minutes from City Limits in the prestigious Bears paw area, offering over 3600 square feet of meticulously designed living space on the main and upper floors. With another 2138 sq feet of developed basement space. This stunning residence features a walk-out basement and showcases an array of upgrades that elevate its appeal. As you approach the home, you'll appreciate the convenience of a paved driveway leading directly to the front door. The property includes a triple attached garage, along with an additional double garage at the rear, providing ample space for vehicles and storage. Safety is paramount, and this property is equipped with a built-in fire suppression system in the additional space, designed by Troy, ensuring peace of mind for you and your guests. Inside, the main floor is designed for both comfort and functionality, featuring two primary bedrooms that offer luxurious retreats, along with a spacious den or office to accommodate your professional needs. A natural gas fireplace in the main living area adds an inviting warmth and coziness, creating a perfect ambiance for relaxation and gatherings. The heart of the home is undoubtedly the expansive kitchen, which is a chef's dream. It boasts a Viking professional refrigerator and a Brigade professional 6-burner gas stove, complemented by generous storage and ample preparation space, making it ideal for culinary enthusiasts. The home is meticulously maintained, with beautiful landscaping that enhances the outdoor aesthetic. The southwest-facing yard is a true oasis, complete with a massive deck perfect for entertaining or simply enjoying the serene surroundings. The walk-out basement not only adds to the living space but also includes a gym and two additional bedrooms, making it a versatile area for relaxation and recreation.

Throughout the home, you'll find large walk-in closets that provide abundant storage, ensuring that everything has its place. With a total of six bedrooms and 5.5 bathrooms, this property is designed for both family living and hosting guests. Additional features include two air conditioning units for optimal comfort during warmer months and a Generac generator for reliability during any potential power interruptions. The home operates on a septic system and is serviced by Rocky View County water. This exquisite property presents a unique opportunity to embrace luxury living in a tranquil setting, making it an ideal choice for discerning buyers seeking both elegance and functionality. The addition to home and full roof replaced in 2015!