



**GRASSROOTS**  
REALTY GROUP

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**11 Windhorse Green**  
**Rural Rocky View County, Alberta**

**MLS # A2205111**



**\$3,250,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,210 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.02 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Other
<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, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

**Inclusions:** Built-In Coffee Machine, Theatre Projector/Screen, 2nd Dishwasher

Step into unparalleled elegance with this sprawling 7,500 sq. ft. lofted bungalow, perfectly situated on 2 acres of picturesque acreage, offering breathtaking mountain views. Designed for both comfort and sophistication, this home boasts 5 spacious bedrooms, each with its own ensuite bathroom; a total of 7 bathrooms. The main floor showcases beautiful hardwood floors throughout, and a cozy stone fireplace is the focal point of the living area. The large wall-to-wall 3-panel window floods the space with natural light. In the kitchen, you will find an oversized island, a bright nook with mountain views, a butler's pantry featuring a built-in speed oven and coffee machine, top-tier appliances, including an induction range, wine cooler, and dual dishwashers. The gorgeous pantry with drawers provides plenty of storage. 11 x 18 ft wide glass doors open to a covered deck with stone fireplace, perfect for soaking in those awe-inspiring mountain vistas. On the main floor, you will also find a lovely laundry room with tons of storage space, as well as an office with floor to ceiling built-in storage. The primary bedroom is a true sanctuary, featuring a cozy fireplace, a built-in reading bench with drawers, and a unique, expansive wardrobe with a built-in steam appliance for perfectly prepared clothes, creating the ultimate haven for relaxation. The tiled ensuite features a built in vanity, separate dual sinks, and a luxurious over-sized shower with soaker tub. Upstairs, the large loft area converted into a kids retreat offers a dedicated space tailored for young family members, offering built-in desks for study, a private bathroom, and an entertainment area designed to inspire creativity and fun. The walkout basement is designed to impress, complete with a recreation/games room, wine room, a fully equipped home theatre with acoustic wall panelling, a fitness room, and a wet bar complete

with fridge and dishwasher. In-floor heating throughout the basement and oversized 4-car garage (with 18 ft wide doors), ensures cozy winters. Underground sprinklers fed by groundwater maintain vibrant greenery effortlessly. Enjoy the ultimate convenience and luxury with Control4 Home Automation, offering seamless control of lighting, climate, security, and entertainment. Music in every room enhances your living experience, creating the perfect ambiance throughout the home. This property strikes the perfect balance between serene acreage living and luxurious modern amenities. Whether entertaining guests in the basement or enjoying a tranquil morning in the bright kitchen nook, this home is designed to enrich every aspect of life. Don't miss out on this rare gem—experience mountain luxury like never before.