



GRASSROOTS
REALTY GROUP

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15 Welland Rise
Rural Rocky View County, Alberta

MLS # A2230333



\$3,150,000

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|------------------|--|---------------|-------------------|
| Division: | Bears paw_Calg | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 3,988 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 5 | Baths: | 3 full / 2 half |
| Garage: | Quad or More Attached | | |
| Lot Size: | 4.18 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping | | |

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|--------------------|---|-------------------|---------------------------|
| Heating: | Forced Air | Water: | Co-operative |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | R-RUR |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s) | | |

Inclusions: Garage openers (x3), Basement microwave, Basement dishwasher, 2 wall mounted TV's

Nestled on over 4 acres of incredibly manicured land, this exceptional property offers a rare blend of timeless elegance, modern upgrades, and natural serenity. Boasting stunning curb appeal, this McKinley Masters home is a masterpiece through and through. Step through the grand front entrance into a welcoming interior that combines warmth with sophistication. Adjacent to the entrance, a spacious formal dining room provides the perfect setting for family dinners or entertaining. From the dining room we reach the gourmet kitchen, a chef's dream, showcasing granite countertops, a large kitchen island for prepping and gathering, a gas cooktop, and a paneled built-in fridge that blends beautifully with the cabinetry. The kitchen remains open to a cozy eating nook featuring a gas fireplace with a full stone surround and provides direct access to the expansive back deck—a true outdoor haven for relaxing or hosting guests. In the living room, you'll find high ceilings, a wood-burning fireplace, and a large picture window that invites the outdoors in, offering a peaceful view of the mature trees and lush lawn beyond. Continuing on the main level, the primary suite is a luxurious retreat, complete with a private den or sitting area that opens to a balcony overlooking the backyard. The 5-piece ensuite offers a spa-like escape, with a dual vanity, standalone shower, soaking tub, and a generous walk-in closet. The upper level of this home showcases an expansive retreat with the ability to customize this space to your own needs! With the potential to create a dedicated workout room, an office, or an additional family room, the possibilities are endless! Descending to the lower level, the fully finished walkout basement is designed for entertaining and unwinding. A fully outfitted bar with eating area, wine cellar, and built-ins make it easy to host gatherings of any size. The expansive

family room features a double-sided fireplace with stone surround and wood mantle, creating the perfect ambiance for movie nights or quiet evenings. There's also ample storage and direct access to the lower-level patio, which opens into the beautifully treed yard complete with a fire pit area and lawn space. Four additional spacious bedrooms with two full bathrooms complete this exceptional lower level. Recent updates include re-stained front doors, brand new window trim on most windows, new eavestroughs and downspouts, a new window in the great room, brand new boiler and hot water tank. Additional features include an oversized quad car garage, a reverse osmosis system, water softener, and main floor laundry with sink and built-in cabinetry for optimal organization. Combining updated mechanical systems, thoughtfully curated design, and a private, tree-filled lot, this home offers the perfect balance of comfort, character, and quiet luxury—all nestled in a naturally stunning setting!