



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 Mackenas Way
Rural Rocky View County, Alberta

MLS # A2239798



\$3,498,000

Division:	Mackenas Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,484 sq.ft.	Age:	2012 (13 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Quad or More Attached		
Lot Size:	0.74 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Many Trees, M		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Steam Room, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Refrigerator drawers x2 in kitchen, BBQ, additional washer and dryer, garage cabinets, refrigerator and freezer in garage, refrigerator drawers x3 and freezer draw in basement bar, microwave in bar, dishwasher in bar, custom storage unit in basement living room, screen and projector, all electronics connected to the Crestron audio and media including remotes, all attached TVs and mounts, floating cabinet in main living room, security system, invisible pet fence, media room furniture

OPEN HOUSE SUNDAY FROM 2PM TO 5PM. Welcome to this stately designer family home located in the exclusive gated community of Mackenas Country Estates. This luxury family home boasts nearly 7,000 square feet of developed living space. The exterior architecture has a classic timeless appeal with full bed natural stone detailing, dormer accents, solid concrete verandas and a mix of the highest quality of building materials from copper eavestroughs to wood soffits to vertical sash windows. Features include six bedrooms, an oversized, fully custom quadruple garage, an incredible home office, a full bar with a custom wine room, a state-of-the-art electronics Smart-Home system, a walk-through butlers pantry and a glorious sitting room with three sides of windows overlooking the gigantic backyard. Towering tray ceilings give this already large home an even grander feel and designer touches like board and baton wall detailing, eight-foot doors, exquisite millwork, eleven-inch baseboards, crown molding, custom hardware, spectacular marble tile designs, stunning designer lighting, and incredible outdoor living spaces boast the quality expected in a ROCKWOOD CUSTOM HOME. Oak hardwood floors, in-floor radiant heat in the lower level and garage, top of the line gas fireplaces and a Wolf and Sub-Zero appliance package add the outstanding extras. This home must be seen to experience the impeccable craftsmanship, pristine millwork detailing and magazine-quality interior design. Backing onto mature evergreen trees, this .74-acre lot has incredible landscaping and truly feels like living in the country while only being a few minutes outside the city limits.