



88 Willow Creek View
Rural Rocky View County, Alberta

MLS # A2300036



\$2,680,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,437 sq.ft.	Age:	2017 (9 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, No Neig		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Sauna, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Security system, sound system, living room TV, garage heater, 2 air conditioners, spice kitchen-gas stove, refrigerator, 6 garage openers		

Located on two acres in the heart of prestigious Bears paw, this exceptional custom-built estate offers over 7,000 square feet of refined living space, blending timeless elegance with modern luxury. From the moment you arrive, the grand entrance makes a lasting impression with open-to-below ceilings, a breathtaking sense of scale, and stunning west-facing views that stretch toward the mountains. Expansive windows throughout the home flood the interior with natural light, enhancing the open-concept design and creating a seamless connection to the surrounding landscape. The chef-inspired kitchen is both beautiful and functional, featuring granite countertops, stainless steel appliances, bar seating, and a fully equipped spice kitchen complete with in-floor heating. Thoughtful design continues with a 2-piece bathroom featuring in-floor heating on the main level. Just beyond, the living room is a true showpiece, anchored by a striking gas fireplace with a stone surround and wooden mantel, while panoramic west and mountain views create an unforgettable backdrop. Step outside to the expansive wraparound deck, offering both covered and open-air spaces with its private setting and sweeping mountain vistas. Upstairs, the home continues to impress with an open-to-below design and an abundance of windows that showcase the incredible views. The primary master bedroom boasts a see-through gas fireplace, walk-through double bath, dual vanity, walk-in closet with custom built-ins, and premium finishes. Step out onto your private balcony to take in the mountain views, or enjoy the attached flex space. The second master bedroom features a steam bath, dual vanity, gas fireplace, attached balcony and walk-in closet with custom built-in cabinetry. There are three additional spacious bedrooms, one with an ensuite bathroom attached, one common area bathroom, a storage

room, and a laundry room complete with custom built-in cabinetry and a sink. All bathrooms are enhanced with in-floor heating for added comfort and luxury. The fully developed walkout basement is designed for both entertainment and wellness. Enjoy movie nights in the dedicated theatre area with built-in sound systems that expand throughout the house including the garage and patio. This level also includes in-floor heating, two bedrooms, a 3-piece bathroom featuring a sauna, a storage room with custom shelving and direct access to the backyard. With a designated rough-in for a hot tub in a private space, a wet bar with custom built-ins, and a home gym, this basement is every host's dream. Dual staircases provide convenient and elegant access throughout the home, while features such as a water softener enhance everyday comfort. Car enthusiasts will appreciate the heated six-car garage with ample space for storage and projects. Only a quick 20 minutes to downtown, this home boasts craftsmanship, luxurious finishes, and a breathtaking setting with views of the northern lights; this Bearspaw estate offers an unmatched lifestyle.