



**88 Willow Creek View**  
**Rural Rocky View County, Alberta**

**MLS # A2300036**



**\$2,880,000**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,437 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, No Neig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	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 soaring 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 rich granite countertops, stainless steel appliances, generous bar seating, and a fully equipped spice kitchen—perfect for entertaining or everyday living. Thoughtful design continues with a convenient 2-piece bathroom on the main level. Just beyond, the living room is a true showpiece, anchored by a striking gas fireplace with stone surround and wooden mantel, while panoramic west and mountain views create an unforgettable backdrop. Step outside to the expansive west-facing wraparound deck, offering both covered and open-air spaces designed for relaxation and entertaining. With its private setting and sweeping mountain vistas, this outdoor retreat is truly one of a kind. Upstairs, the home continues to impress with an open-to-below design and a remarkable abundance of windows that showcase the incredible views. In addition to the primary retreat, there are four spacious bedrooms, two well-appointed bathrooms, and a thoughtfully designed laundry room complete with built-in cabinetry and a sink. A dedicated storage room adds even more practicality to this level. The primary suite is a luxurious sanctuary, featuring a double-sided gas fireplace, a spacious walk-in closet with custom built-ins, and a lavish 6-piece

ensuite with a soaking tub, dual vanities, and premium finishes throughout. Step out onto your private balcony to take in the mountain views, or enjoy the attached flex space—perfect as an art studio, lounge, or private retreat. The fully developed walkout basement is designed for both entertainment and wellness. Enjoy movie nights in the dedicated theatre area with built-in sound system, host gatherings at the wet bar with custom built-ins, or relax in the sauna after a workout in the home gym. This level also includes in-floor heating, two additional bedrooms, a 3-piece bathroom, and direct access to the backyard. Dual staircases provide convenient and elegant access throughout the home, while features such as a water softener enhance everyday comfort. Car enthusiasts and hobbyists will appreciate the impressive heated six-car garage with ample space for storage and projects. Only a quick 20 minutes to downtown, this home boasts unparalleled craftsmanship, luxurious finishes, and breathtaking setting with views of the northern lights this extraordinary Bears paw estate offers an unmatched lifestyle.