



GRASSROOTS
REALTY GROUP

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32172 Willow Way
Rural Rocky View County, Alberta

MLS # A2303549



\$1,950,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,867 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Front Drive, Garage Door Opener, Garage Faces Front, Grav		
Lot Size:	4.50 Acres		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Mound Septic, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-RUR
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Electric Hot tub, Dyson vacuum and charger		

Set on 4.5 beautifully landscaped acres in the sought-after Bears paw area, this gorgeous, fully developed 4-bedroom bungalow offers the perfect balance of luxury and unrestricted country living—ideally positioned between Calgary and Cochrane, with a desirable west-facing backyard. Built in 2023 and presented in immaculate, move-in ready condition, this property delivers a rare opportunity to enjoy rural freedom without sacrificing modern comfort. With no HOA or restrictive covenants, you can truly use the property as you wish. The parcel size and zoning allow for up to two horses, making it ideal for a lifestyle property. The main level features a stunning open-concept design with 10-foot ceilings, anchored by a showpiece kitchen with a massive quartz island, 6-burner gas cooktop with electric oven (dual fuel), KitchenAid fridge and dishwasher, and a slim-profile microwave. A butler’s pantry with custom millwork adds both function and elegance. The dining area flows into the inviting living room with a tray ceiling and gas fireplace, while engineered red oak hardwood flooring adds warmth throughout. The primary suite offers a spa-inspired ensuite with soaker tub, heated floors, and oversized glass shower. A second main-floor bedroom with a 3-piece bath is ideal for guests. The rear mudroom/laundry/bathroom combination is perfectly suited to acreage living. The covered rear deck features low-maintenance composite decking and Sun Coast retractable screens, creating a comfortable outdoor space to relax or entertain. Enjoy the Arctic Spa hot tub while taking in the peaceful surroundings. All west-facing windows are triple-glazed for maximum efficiency. The fully finished basement includes 9’ ceilings, a large recreation area, two oversized bedrooms, a 4-piece bathroom, and a versatile flex space ideal for a home office. Additional features

include an oversized triple heated garage with 220V power, air conditioning, central vacuum, ICF foundation, and Rocky View Water Co-Op connection. Outdoors, the property is beautifully landscaped with over 50 evergreen trees, additional mature plantings, and decorative rock. A front patio with exposed aggregate and a pergola-covered entertaining area with outdoor fireplace create inviting outdoor living spaces, with exposed aggregate pathways extending from the home to the pergola. There is also a greenhouse with raised garden beds (or potential chicken coop) and a storage shed for equipment and toys. Finished with low-maintenance composite siding and Malarkey high-impact shingles, this home offers durability and ease of ownership—combining the space and freedom of country living with the convenience of Bearspaw and quick access to Calgary.