



15 Welland Rise
Rural Rocky View County, Alberta

MLS # A2305563



\$3,150,000

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|------------------|--|---------------|-------------------|
| Division: | Bears paw_Calg | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 4,227 sq.ft. | Age: | 2004 (22 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 | 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 controls (x3), basement microwave, basement dishwasher, 1 TV & wall mount

Set on more than four acres of beautifully manicured grounds, this remarkable estate blends timeless elegance with thoughtful modern upgrades and a tranquil natural setting. From its striking curb appeal to its refined interior, this McKinley Masters-built home is crafted to impress at every turn. A grand front entrance welcomes you into a warm yet sophisticated interior. Just off the foyer, a spacious formal dining room offers an inviting setting for both intimate family dinners and larger gatherings. Beyond, the gourmet kitchen serves as the heart of the home. It features granite countertops, a generous central island, a gas cooktop, and a panelled built-in refrigerator that integrates seamlessly with the surrounding cabinetry. The kitchen flows into a cozy breakfast nook anchored by a gas fireplace with a full stone surround, creating a comfortable space to gather year-round. From here, step out onto the expansive back deck—ideal for outdoor dining, relaxing, or hosting guests while enjoying the serene surroundings. The adjacent living room impresses with soaring ceilings, a wood-burning fireplace, and a large picture window that frames scenic views of mature trees and lush landscaping. On the main level, the primary suite offers a private and luxurious retreat. Complete with a sitting area or den that opens to a peaceful balcony overlooking the backyard. The spa-inspired five-piece ensuite includes dual vanities, a standalone shower, a deep soaker tub, and a spacious walk-in closet. Upstairs, an expansive and versatile bonus area provides endless flexibility to suit your needs—whether as a home office, fitness studio, or additional family living space. The fully finished walkout basement is designed for entertaining and unwinding alike. A well-appointed bar with a seating area, wine cellar, and built-in cabinetry makes hosting effortless, while the large

family room features a striking double-sided stone fireplace with a wood mantle, creating a warm and inviting atmosphere. This level also includes four generously sized bedrooms, two full bathrooms, ample storage, and direct access to a lower patio that opens to the beautifully treed yard, complete with a fire pit and open lawn space. Recent updates enhance both comfort and efficiency, including re-stained front doors, new window trim on most windows, new eavestroughs and downspouts, and a new window in the great room. Mechanical upgrades include a newly installed boiler and hot water system, as well as a new furnace. The home is also equipped with a rooftop-mounted Starlink dish, providing reliable high-speed internet in this private setting. Additional highlights include an oversized four-car garage, a reverse osmosis system, a water softener, and a well-appointed main floor laundry room with built-in cabinetry. Combining refined design, modern systems, and a private, picturesque setting, this property offers a rare opportunity to enjoy quiet luxury in a truly stunning environment.