



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

280203 Township Road 235A
Rural Rocky View County, Alberta

MLS # A2310943



\$2,999,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	6,012 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Drive Through, Electric Gate, Garage Fac		
Lot Size:	15.15 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Irregu		

Heating:	In Floor, Fireplace(s), Forced Air, Radiant	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic System
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stucco, Wood Frame	Zoning:	R-1s
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Skylight(s), Smart Home, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	Car lift, Control4 Home Automation System and all components (as is).		

Set amidst the tranquil landscapes of Rocky View County, this extraordinary estate at 280203 Township Road 235A is a masterful expression of architecture, craftsmanship, and refined country living. Designed by renowned architect Wolfgang Wenzel, the property offers over 7,500 sq. ft. of developed living space on more than 15 acres of picturesque land, blending timeless design with exceptional functionality and future potential. A solar powered front gate opens to a long, scenic driveway winding past a serene pond feature, creating a striking first impression as you arrive at this private retreat. At the entrance, a dramatic waterfall feature welcomes you into an architecturally stunning interior defined by soaring ceilings, expansive windows, and California cedar poles that bring warmth and natural character throughout the home. The main living area is anchored by a wood-burning fireplace and flows seamlessly into a sunroom complete with a gas heater, offering a cozy year-round space to relax and take in the surrounding views. The chef-inspired kitchen is beautifully appointed with stainless steel appliances, a Sub-Zero refrigerator, dual oven gas range, and extensive workspace, while radiant in-floor heating throughout the main and lower levels ensures exceptional comfort in every season. The home features three spacious bedrooms, each thoughtfully designed for comfort and privacy. The luxurious primary retreat includes a private sitting area with fireplace and a spa-inspired ensuite featuring a clawfoot soaker tub, oversized steam shower, heated towel warmer, and in-floor heating. The expansive second bedroom is ideal for children or guests, complete with its own loft, playroom, and ensuite with steam shower. Additional features include a lower-level sauna, Control4 home automation system, EV charging in both the attached garage and

detached shop, and a large workshop equipped with a car lift perfectly suited for collectors, hobbyists, or entrepreneurs. Beyond the home itself, the property offers exceptional subdivision potential, presenting a rare opportunity for future development, investment, or the creation of a multi-generational family estate. Surrounded by nature yet thoughtfully equipped with modern luxuries, this one-of-a-kind architectural residence offers an unparalleled lifestyle where elegance, privacy, and possibility come together in perfect harmony.