



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4 West Meadows Estates Road
Rural Rocky View County, Alberta**

MLS # A2315755



\$2,998,000

Division:	Westmeadow Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,650 sq.ft.	Age:	1974 (52 yrs old)
Beds:	6	Baths:	5
Garage:	Garage Door Opener, Heated Garage, Insulated, Oversized, Paved, Triple Ga		
Lot Size:	17.79 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Appliances in main floor kitchen (refrigerator, microwave, gas range, range hood, dishwasher), appliances in upper kitchen (refrigerator, electric range, range hood, dishwasher), appliances in lower kitchen (refrigerator, gas range, range hood), washer, dryer, all window coverings, garage door openers (house, detached garage and barn) and remotes (house and detached garage), everything in the greenhouse including irrigation equipment, tractor trailer, solar panels, all outdoor pasture gates

A rare opportunity to own this EXTRAORDINARY 17.79-acre country residential estate located on Calgary's southwest edge, offering a rare balance of rural tranquility and urban convenience. Positioned as the final country residential property before the urban boundary transitions into expansive quarter sections, rolling grasslands and uninterrupted Rocky Mountain views, this property occupies a truly irreplaceable setting. The extensively renovated home offers an impressive 6-bedrooms, 5-bathrooms and spans over three fully developed levels, making it ideal for large families, multi-generational living, or extended guest accommodations. A winding tree-lined driveway leads to a timeless brick and stucco exterior that blends seamlessly into the surrounding landscape. Inside, a grand foyer and central staircase introduce expansive living and dining areas framed by oversized windows, abundant natural light, and a striking two-way wood-burning fireplace. Transitioning from inside to outside are three expansive decks, one featuring a covered hot tub area. The land itself is exceptional in scale and natural beauty. A small tributary connected to the Lott Creek watershed meanders through the property, feeding ponds and wetlands that support a rich ecosystem of wildlife, including deer, moose, waterfowl, beavers, and numerous bird species. Mature forested areas, native grasslands, fruit trees, established gardens, and winding trails create a private, park-like setting with sweeping mountain views. Designed for a true country lifestyle, the property includes fenced pastures, horse and animal shelters, a chicken coop, multiple outbuildings, and a remarkable 3,300 sq. ft. passive SOLAR GREENHOUSE designed for year-round growing. The infrastructure of this property is extensive, featuring a heated detached triple garage with one double door and one single door, a

workshop, a triple attached garage, an RV parking pad, a solar panel array, an upgraded septic system, 200-amp electrical service, excellent well water, a newer roof, a newer furnace, and two brand new hot water tanks. In addition to its remarkable privacy and natural setting, the property remains highly accessible, just minutes to Aspen Landing, Westhills, LRT, schools, shopping, restaurants, and major commuter routes. This is truly one of Calgary's most unique and magical acreage properties where nature, privacy, and family living come together.