



GRASSROOTS
REALTY GROUP

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31210 Woodland Way
Rural Rocky View County, Alberta

MLS # A2316405



\$2,895,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,955 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Heated Garage, Oversized, Quad or More Attached		
Lot Size:	3.24 Acres		
Lot Feat:	Front Yard, Many Trees, Private, Views		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Stone

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Water: Co-operative, Public

Sewer: Private Sewer, Septic System

Condo Fee: -

LLD: -

Zoning: R-CRD

Utilities: -

Features: Bidet, Central Vacuum, Chandelier, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Sauna, Steam Room

Inclusions: Reneka Espresso Machine (in basement bar), Central vacuum accessories, John Deere tractor lawnmower, Cub Cadet snow blower, Reverse Osmosis System

Expansive acreage living just minutes from Calgary. Set on 3.24 acres and well removed from highway noise, this property offers privacy, open views, and a functional layout designed for both daily living and entertaining. The 6-bed, 5-bath home features just under 5,500 sq. ft of usable living space. A large, gated wraparound driveway provides easy access to the oversized attached in-floor heated garage and an attached heated oversized shop with its own separate entrances. Inside, the main level is anchored by a spacious kitchen with a central wood table island, premium gas-burning Wolf range, and a full-size Sub-Zero refrigerator. Living areas are enhanced by a natural stone wood-burning fireplace with gas assist (gas lighter). In-floor heating runs throughout the entire home, providing consistent comfort, while dual-zone furnace and air conditioning systems allow for efficient climate control. Built with efficiency in mind, the home features triple-pane windows and R35 insulated walls, contributing to strong overall energy performance and low energy bills. The upper level includes a well-appointed primary suite with a see-through natural stone wrapped fireplace showing through to the 6-piece ensuite, which features a spacious walk-in closet, a double-width jetted tub, and a full body shower/two-person steam room. Three additional bedrooms, a 5-piece bathroom, and a full-sized laundry room with a sink and Bosch appliances complete the main-upper level. The second level features a dedicated theatre room with fully reclining leather seating, its own separate bathroom, and a private balcony, creating a true at-home cinema experience and entertainment space. The fully developed walkout basement includes a wet bar, wine cellar with a built-in counter and sink, two additional bedrooms, a 3-piece bathroom, and a large recreation/games room offering excellent space for

guests or extended family. With a generous landscaped yard space with mature trees, unobstructed views, and close proximity to Calgary, this property combines rural scale and privacy along with city convenience.