



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

231028 Forestry Way
Rural Rocky View County, Alberta

MLS # A2316722



\$1,269,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,021 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	5.51 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Pool Table, Lawn Tractor, Elliptical, 2 Sheds, Portable Gas and Tri-Fuel Generator, Starlink Satellite Dish and Router

*** OPEN HOUSE SUN, OCT 4 1:00 to 4:00 PM *** Ever think to yourself, this meeting could have been a hike? This zoom call could have been a backcountry ski trip? This conference could have been an evening by the fire, looking up at the milky way? This might be the home for you. Located on the edge of Kananaskis Country, at the end of a quiet road, this 5.5 acres offers refuge from even a single honk or beep that might interrupt the song of the birds, or the babble of the creek that runs through the property. Yet it is only a 10 minute drive from the charming hamlet of Bragg Creek, and only 45 minutes to downtown Calgary! Entering this charming 3 bed, 4 bath home, the first stop is an impressive lofted living room, with a stunning brick backsplash for a toasty gas fireplace. This space is so open and bright, with many windows looking over the forest, and skylights above. Continuing through the expansive dining room, you come to a lovely sunroom that over looks the huge south-facing deck. To the left, there is a beautiful kitchen with unique quartz countertops, breakfast nook, white cabinetry, and a gas stove for gourmet cooking. A convenient two piece bath and mud room complete this level. Upstairs is a large primary bedroom with walk-in closet, 4 piece en-suite, and window seat with built in storage. There are another two generous-sized bedrooms and 5 piece bath, all bright and with views of the surrounding forest. On the lower walk-out level, large windows and high ceilings make the large recreational room a versatile space. There is also another full bath, laundry, and an attractive wood-burning stove to keep it comfortable in winter. The oversized and heated garage offers plenty of space for parking as well as a small workshop, and a separate door for quick yard access. Updates to the home include a durable liquid vinyl exterior coating with lifetime guarantee and zero

maintenance, addition of water and ice shield to the north part of the roof, upgraded skylights, leaf guards in the eaves, and Starlink high speed internet. The property features its own walking trails with small bridges to keep your feet dry as you meander back and forth over the small creek that borders the south side of the property. From here you can connect easily to the west Bragg Creek Day Use area, which has world class hiking, biking, cross country skiing, and horseback riding trails…which then connects to the rest of Kananaskis…which connects to many other parks and backcountry areas…your backyard is literally endless! Check out the 3-D tour and book your viewing appointment today- this one won't last!