



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**30124 Bunny Hollow Drive  
Rural Rocky View County, Alberta**

**MLS # A2321682**



**\$3,289,900**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,358 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	25.88 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Private, Tre		

<b>Heating:</b>	Combination, In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	12-26-3-W5
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, High Ceilings, Laminate Counters, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Recessed Lighting, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** n/a

Wow! This stunning contemporary walk-out bungalow home sits on a rare 25.88 sub-dividable acre lot and has over 4600 sq ft of total living space designed with exceptional & sophisticated taste that will be sure to leave a lasting impression. One of the most anticipated homes to come to market this executive home stands out from all the rest and offers an amazing location and luxurious spaces. Upon entry you are greeted with exceptional details of designer thoughtfulness, 10 ft flat ceilings, wide plank heated tile flooring, beautiful open foyer with expansive modern glass windows, upgraded 2 pc powder room, bright + open contemporary living area w/ soothing gas fireplace, patio door extending out onto your oversized deck with bbq area and seating to enjoy a quiet night or host your guests while enjoying the beautiful rolling backdrop! Back inside entertain in your show stopper kitchen with a mammoth oversized island, sleek Zebrano custom cabinetry with High-gloss white accents, upgraded fixtures, stainless steel appliances, loads of counter space, Wolf gas stove, built in custom fridge, double oven, great storage, pot lighting and dining room with custom lighting that is poised to host many dinner nights! When leaving for the day you will enjoy the oversized mudroom with built ins, laundry area with sink, and access to your oversized triple car garage that was designed to be lift ready for the car aficionado that will easily accommodate space for additional cars or family gear! The master suite has incredible views of natures surroundings, patio door to balcony, large spacious walk-in closet with custom closet organizers, a luxurious spa ensuite with oversized shower, stand alone soaker tub, modern fixtures, gorgeous double vanity with custom mirrors, and modern tile work. Across the hall is a large second bedroom also with great views, large closet, 4pc

washroom, and additional storage. Lower area features a finished entertainers dream space that hosts a recreation area perfect for those Netflix movie nights, gym, family fun games area, 3 pc washroom area, 2 large bedroom with spectacular views, access to the Jack + and Jill bathroom, Gym area and additional storage. While you are taking it all in don't miss the countless upgrades such as fully drywalled triple car garage, fenced off area for horses, high end door and windows, \$120,000 hydronic in floor heating system, custom closet organizers, upgraded appliances, upgraded flooring, estate level finishing and designer lighting ! Opportunity Knocks! Especially living in one of the most exclusive estate communities of Bearspaw on the doorstep of winding pathways, biking trails, pond features, parks and minutes to some of the best eateries and shopping. Come enjoy the quiet setting, ample parking and close to schools. If you are looking for an designer quality show home with sub dividable land for future investment or for your future generations of family, this is it! A must to see! Call today!