



GRASSROOTS
REALTY GROUP

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3 Forest Park Place
Rural Rocky View County, Alberta

MLS # A2334427



\$2,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	5,561 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	3.29 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Low F		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Slate, Stone, Tile	Sewer:	Septic System
Roof:	Concrete, Clay Tile	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Log, Post & Beam	Zoning:	CR
Foundation:	See Remarks	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Beverage Fridge		

Set on 3.29 exceptionally private acres just five minutes west of Bragg Creek, 3 Forest Park Place is a log residence of a scale, design and craftsmanship rarely seen in the Alberta market. Spanning 5,561 sq ft entirely on one level, the home is formed around massive Douglas Fir log-and-post-and-beam construction and soaring 16' to 20' vaulted ceilings. At its centre, a dramatic octagonal Grand Hall rises beneath a skylight, with four individually shaped wings extending outward into the surrounding forest. Hardwood, stone, copper and custom craftsmanship carry that character throughout, creating a home that feels warm, substantial and timeless. The chef's kitchen features a 48" Capital gas range, custom copper hood, exotic granite countertops and a handcrafted copper farmhouse sink. The primary retreat offers vaulted timber ceilings, a two-sided gas fireplace and a spa-inspired ensuite with a freestanding copper soaker tub and a walk-in double shower. The four-wing layout provides 5 bedrooms and 4 bathrooms, generous separation between living and sleeping areas, and a flex room ideal for a gym, media room, studio or second primary suite. And then there is the backyard. Moose cows with their calves, white-tailed deer and spotted fawns, red foxes, squirrels, pileated woodpeckers, ruffed grouse and the occasional bear all share this land. Picture yourself on the sofa with your morning coffee as a moose and her calf stroll past the expansive windows. Here, looking outside feels less like looking through glass and more like watching a nature documentary unfold in your own living room. Major updates within the past three years include replacement of all bedroom windows, complete replacement of the Poly-B plumbing, 3 of 4 furnaces and hot water tanks, smart-home lighting and thermostat controls, Starlink connectivity, and extensive landscaping. With an

estimated reproduction cost exceeding \$3.25 million, a residence of this scale and quality would be exceptionally difficult to recreate today. Private and immersed in nature, yet approximately 30 minutes from Calgary, this is a true architectural log home — built with substance, built with craftsmanship, and built to last.