



GRASSROOTS
REALTY GROUP

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30075 Township Road 262
Rural Rocky View County, Alberta

MLS # A2334757



\$18,000,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	14,165 sq.ft.	Age:	2003 (23 yrs old)
Beds:	8	Baths:	10 full / 3 half
Garage:	Quad or More Attached, Quad or More Detached		
Lot Size:	8.82 Acres		
Lot Feat:	Private		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: See Remarks

Presenting one of Alberta's most extraordinary private estates. Inspired by the timeless elegance of a French ch[^]teau, this architectural masterpiece spans over 20,000 square feet and is discreetly nestled within 8.81 acres of impeccably manicured grounds, mature trees, and professionally curated gardens, offering an unrivalled sense of privacy and exclusivity. Every element reflects uncompromising craftsmanship, from soaring ceilings, exquisite millwork, and African mahogany hardwood to grand entertaining spaces, resort-inspired amenities, and remarkable attention to detail. In keeping with the wishes of the sellers, public information has been intentionally limited to preserve the privacy and exclusivity of this exceptional property. A comprehensive package of features, specifications, and estate details will be made available to qualified buyers.