



GRASSROOTS
REALTY GROUP

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50071 Township Road 234
Rural Rocky View County, Alberta

MLS # A2338666



\$2,189,900

Division:	Wintergreen		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,960 sq.ft.	Age:	2022 (4 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	3.86 Acres		
Lot Feat:	Back Yard, Brush, Garden, Greenbelt, Landscaped, Many Trees, Private, Rec		

Heating:	Central, Other	Water:	Cistern
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, See Remarks, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		
Inclusions:	N/A		

WOW!. Thoughtfully designed estate home surrounded by towering trees and set on 4 private acres directly across from Wintergreen Golf Club, this extraordinary custom built residence by Trickle Creek Homes offers the ultimate blend of luxury, recreation & contemporary country living. Designed with seamless indoor outdoor transitions and crafted for both family life + entertaining, this stunning home showcases over 4,200 sq. ft. of curated living space where timeless architecture meets modern functionality. A rare triple front attached heated garage welcomes you home. Inside, soaring cathedral + vaulted ceilings create a breathtaking sense of scale while expansive floor to ceiling windows frame spectacular forest views and flood the interior with natural light. Warm white oak hardwood flooring flows throughout the main level. The chef inspired kitchen is a true showpiece featuring solid white oak cabinetry, sleek white stone countertops, an oversized island, Bertazzoni gas range, panelled built in refrigerator, wine fridge, under cabinet lighting, custom hood fan, and a spacious butler's pantry. The dining area opens to double sliding doors to the central deck creating a seamless indoor outdoor connection-the perfect setting for year round entertaining! The soaring vaulted beamed ceilings in the living room are anchored by a wood burning Chenille Limestone fireplace, custom built ins, and walls of glass frame the surrounding landscape. A private office with nostalgic wallpaper, mud room w/built-ins + a designer powder room w/ limestone back drop complete the main floor. Upstairs, all bedrooms & the library feature vaulted ceilings. The bonus room includes a custom built in bookshelf + workspace. The luxurious primary suite offers stunning views, a spa inspired ensuite with heated tile floors, and a spacious walk in closet. Two additional bedrooms each enjoy their

own private ensuite, upper floor laundry room adds convenience. One secondary bedroom features a custom built in queen bunk bed and reading nook. The fully developed lower level impresses with oversized windows, polished heated concrete floors, a spacious recreation and media area, gas fireplace, built in bar with full size refrigerator, two additional bedrooms, home gym, full bathroom, projector and speaker rough ins + a second laundry rough in. Thoughtful upgrades include in floor heating, heated garage floor, reverse osmosis water system, HRV system, 200 amp service with hot tub rough in, outdoor security, and numerous custom details throughout. A true highlight is the approximately 1 km private mountain bike trail winding through your acreage for the family to enjoy! Located minutes from the shops + restaurants of Bragg Creek and offering easy access to Kananaskis, hiking, biking, golfing, and year round recreation for an incredible lifestyle! A true turnkey property with balance of warranty, Call today to view!