



GRASSROOTS
REALTY GROUP

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**263259 Forestry Trunk Road
Rural Rocky View County, Alberta**

MLS # A2341419



\$2,549,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,415 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Attached Carport, Garage Faces Side, Heated Garage, In		
Lot Size:	4.50 Acres		
Lot Feat:	Backs on to Park/Green Space, Lake, Private, Subdivided, Yard Lights		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Ceramic Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-26-5-W5
Exterior:	Stucco	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	Dishwasher 2 in Butler Pantry, Garage Door Openers & Controls, TV Wall Mounts		

Backing onto the spring-fed Beaupre Lake with a 180-degree, unobstructed view of the Rocky Mountains, this walkout bungalow with 3,800+ sq ft of living was architect-designed by Design 2 Group (as featured in Architectural Digest) and built by Kingsmith Builders on 4.5 acres. The H-frame entry and floor-to-ceiling windows were purpose-built around the view — it's the first thing you notice, and it doesn't let up. The kitchen is finished for the chef at home: upgraded Fisher & Paykel appliances, a double wall oven, 5-burner gas cooktop with pot filler, dishwasher & beverage cooler plus a 4'x10' quartz waterfall island beneath a walnut-slatted ceiling. A butler's pantry behind the kitchen adds a second dishwasher, built-in microwave, and Corian counters — kitchen prep and cleanup, tucked out of sight. A custom 3-way fireplace by Alberta Metal Works separates the dining room from the main living room, tying the two spaces together while each keeps its own character — the dining room opens directly onto a 900 sq ft covered deck with glass partitions and gas outlets, while the living room's massive windows pull the mountain and lake view straight through the wall of glass. Lutron lighting, Somfy power blinds, and central air conditioning are a bonus. A convenient main-floor office with his/her built-in desks & hard-wired internet adds versatility for those who work remotely, anchored by a main-floor 2-piece bathroom. The main-floor primary suite includes a freestanding soaker tub, double rain showers, in-floor heat, and a large walk-in closet with built-ins and a vanity/make-up area — all beneath the same floor-to-ceiling glass that frames lake, mountains, and, at night, stars. A custom-built wood staircase, finished with its own display feature, leads down to the walkout lower level — two bedrooms, a flex room/den, a roughed-in wet

bar, and a 3-piece bathroom with steam shower, opening to a coloured concrete patio with in-floor heat continuing through the level. Outside, a cedar firepit pergola, private outdoor sauna, and Gemstone-lit deck round out an outdoor living space built for every season. Practical infrastructure matches the finishes: attached heated $\frac{3}{12}$ car garage with 2 EV chargers and in-floor heat, a detached 1440 sq ft insulated/heated shop w/storage room, a separate RV area for visitors, with septic and 220-amp service, a asphalt driveway, well and septic systems. Set among native wildflower meadows with resident deer, eagles, and migrating Trumpeter Swans passing the lake each spring and fall — ten minutes to Cochrane, 45 to Canmore, minutes from Ghost Lake. A setting that's genuinely hard to find twice. Make your private appointment to view this special property.