



GRASSROOTS
REALTY GROUP

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12 Wycliffe Mews
Rural Rocky View County, Alberta

MLS # A2342701



\$4,800,000

Division:	Watermark		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,443 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	6 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.81 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Pie Shaped Lot, Private, Street		

Heating:	In Floor, Forced Air	Water:	None
Floors:	Carpet, Hardwood, Tile	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC141
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Sauna, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: Swim Spa, Gas Fire Bowl, BBQ & fridge on main deck, 13 attached TV's

Nestled within the prestigious community of Watermark at Bearspaw, just minutes west of Calgary, this extraordinary estate by Cook Custom Homes offers more than 8,000 sq. ft. of beautifully crafted living space. Set on just under one acre of meticulously landscaped grounds, the residence features five bedrooms, six bathrooms, a powder room and two double attached garages, bringing together exceptional craftsmanship, timeless architecture and an impressive collection of amenities. A sweeping circular driveway creates a striking arrival, leading to an expansive covered cedar porch and grand entrance that immediately sets the tone for the home. Inside, soaring ceilings, custom architectural details and thoughtfully designed spaces create an atmosphere that is both sophisticated and inviting. The spectacular living room is a true focal point, defined by dramatic high ceilings and a striking fireplace finished with backlit onyx stone. Designed to embrace seamless indoor-outdoor living, the space opens completely to the expansive outdoor entertaining area, creating a natural extension of the home. Automated screens provide comfort and flexibility, while a built-in BBQ makes the space ideal for entertaining throughout the warmer months. The formal dining room, finished with a dramatic coffered mirrored ceiling, provides an elegant setting for hosting, while a private office on the main level offers a dedicated space to work from home. At the heart of the residence, the gourmet kitchen is designed for both everyday living and large-scale entertaining, featuring premium Miele, Sub-Zero and Wolf appliances. A dedicated wine room, butler's pantry and separate prep kitchen provide exceptional functionality while maintaining the home's refined aesthetic. Ascending to the upper level, a spacious lounge with wet bar overlooks the living room below, showcasing the

home's impressive scale and architectural openness. The lounge extends onto a covered balcony and creates an inviting secondary gathering space alongside four generously sized bedrooms, each complete with its own ensuite. The owner's retreat is a private sanctuary, featuring a fireplace, luxurious ensuite, two beautifully appointed dressing rooms and a private balcony overlooking the grounds. The fully developed lower level continues the home's focus on entertaining and wellness, offering a custom bar, games room, expansive recreation area, home gym, sauna and theatre room, along with a fifth bedroom and full bathroom. The outdoor spaces are equally remarkable. Multiple decks with automated screens extend the living areas outdoors and capture beautiful views across the property. The main outdoor entertaining space features a built-in BBQ and overlooks the professionally landscaped gardens below. An expansive terrace with a swim spa, fire pit and multiple lounge areas creates an exceptional setting for summer evenings, intimate gatherings or large-scale entertaining.