



GRASSROOTS
REALTY GROUP

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11 Windmill Way
Rural Rocky View County, Alberta

MLS # A2342951



\$1,750,000

Division:	Calling Horse Est		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,517 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Landscaped, Many Trees, Paved		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Vinyl
Roof:	Metal
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Bookcases, Built-in Features

Water:	Co-operative
Sewer:	Septic System
Condo Fee:	-
LLD:	-
Zoning:	R-RUR
Utilities:	-

Inclusions: Hot Tub, Shed, Underground water drip system, Lorex 7 camera security system and recorder, door alarms and motion detection

OPEN HOUSE SUNDAY SEPT 27TH 1-4! Perched on a serene, elevated 2-acre lot in prestigious Rocky View County west of Calgary and north of Highway 1, 11 Windmill Way offers an impressive blend of timeless elegance, sprawling square footage, and idyllic countryside charm. Framed by over 100 mature trees, three fruit trees, and a garden area complete with an irrigation system, the exterior showcases fresh, repainted cedar siding and a durable, fire-resistant decorative metal roof. A sweeping wrap-around deck spans the front, side, and rear of the home, creating an unbeatable outdoor entertainment zone complete with a direct gas line for your barbecue, a Lorex 7-camera security system, and stunning panoramic views of Calgary and the Rocky Mountains. Spacious front and back yards are meticulously maintained, providing ample space for many outdoor activities. Stepping inside, the thoughtful layout opens to a refined main floor designed for both grand gatherings and intimate family living. Rich oak hardwood floors flow through the spacious family room, formal living and dining spaces. The area is highlighted by a cozy two-sided fireplace shared with the hot tub room, a unique built-in plant display feature and a second fireplace for the living and dining rooms. At the heart of the main level sits a well-appointed kitchen outfitted with rich oak cabinetry, a smart fridge, gas cooktop, double wall ovens, built-in microwave, pantry, and a well-lit breakfast nook. For ultimate luxury, double doors lead into a soothing indoor hot tub room featuring a premium spa, the shared fireplace, moisture-proof walls, tile flooring, an integrated sound system, and seamless access to the outdoor deck. A private den/office, a full 3-piece bathroom, and a spacious laundry room round out the main level. The upper level is tailored for family life and entertainment. The second floor hosts four

generous bedrooms, including a serene primary retreat, complete with an attached sitting room and a 5-piece ensuite bath with a Jacuzzi tub and dual sinks. All bedrooms feature large windows that flood the space with warm natural light and views. A clever 6-piece main bathroom featuring three individual sinks and vanities easily accommodates busy mornings. A separate stairway reveals a soundproofed 512-square-foot bonus room over the garage styled with a lively Mardi Gras/New Orleans theme—a fantastic space for a game room, pool table, or home lounge, complete with a wet bar and access to a covered balcony with spectacular panoramic views of the mountains and the countryside. Downstairs, the fully developed basement provides an ideal guest or recreation space, featuring a cozy family room, an exercise area, a cold room, a storage room and a fifth bedroom. Practicality runs throughout the estate, anchored by an attached 23' x 33' garage, newly and exquisitely finished, accommodating up to three vehicles plus a side equipment double door.