



GRASSROOTS
REALTY GROUP

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251100 Welland Way
Rural Rocky View County, Alberta

MLS # A2344480



\$2,750,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,377 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	4.78 Acres		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Many Trees, Private, S		

Heating:	In Floor, Natural Gas	Water:	Co-operative, Well
Floors:	Carpet, Concrete	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Siding	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sauna, See Remarks, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Kubota Tractor and accessories included as is condition, second fridge and second dishwasher.

Step into an exceptional Bears paw acreage where contemporary European-inspired architecture meets the beauty and privacy of nature. Set on 4.78 acres and surrounded by mature trees, this impressive 2-storey walkout offers 4 bedrooms, 4.5 bathrooms and a peaceful, private setting just minutes from Calgary. Total developed area 4700 square feet. Designed with a striking combination of stone, wood and stucco, the home features floor-to-ceiling double and triple-pane windows that flood the open-concept interior with abundance of natural light. The sophisticated design is complemented by an updated kitchen with beautiful new quartz countertops, renovated bathrooms and thoughtful modern upgrades throughout. Designed for both everyday family living and entertaining, the home offers generous gathering spaces, a home theatre and gym. Step outside to a stunning outdoor patio and private backyard retreat, complete with a wood-fired hot tub, sauna and natural gas fire pit. Surrounded by trees and beautiful landscaping, the outdoor spaces provide a tranquil escape and an incredible setting for gatherings with family and friends. Exceptional construction adds another level of comfort and efficiency, including ICF construction with an 8" concrete core extending from foundation to roof, suspended concrete floors, R-60 spray-foam roof insulation and in-floor heating throughout the home and garage. Hambro system suspended concrete floors c/w structural steel beams and joists. The oversized heated garage features 14' doors designed to accommodate large travel trailer, along with epoxy flooring and ample space for vehicles, recreational equipment and acreage essentials. With multiple water sources, full lawn irrigation, and two concrete root cellars this is low-maintenance acreage living without sacrificing modern comfort or design. Private. Peaceful.

Architectural. And surrounded by nature—this is Bearspaw living at its finest. Situated in Westminster Glen Sub-division.