



GRASSROOTS
REALTY GROUP

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80 Willow Creek Heights Rural Rocky View County, Alberta

MLS # A2345132



\$2,949,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,371 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Oversized, Quad or More Detached, Triple Garage Attached,		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, No Back Lane		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Concrete, Hardwood

Roof: Metal

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: Co-operative

Sewer: Septic System

Condo Fee: -

LLD: -

Zoning: R-CRD

Utilities: -

Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Alarm system hardware, infrared radiant heaters on deck, wall-mounted exterior speakers, storage shed, boat bar in detached garage, wet bar appliances (dishwasher, bar fridge), butler's pantry appliances (fridge, bar fridge, dishwasher), phantom screens, wardrobe in basement bedroom closet, wall-mounted speakers in walkout, Automation system, picnic table, firepit chairs, rain chains & barrels

SPECTACULAR CONTEMPORARY WEST COAST HOME nestled on a private southwest-facing, 2-acre treed lot in Bearspaw's Willow Creek Estates - one of Calgary's most desirable communities. Designed by award-winning Keith Baker Design, this architectural showpiece seamlessly blends the contemporary style with the natural beauty of its surroundings. Floor-to-ceiling windows & soaring ceilings—reaching up to 17ft on the main level - floods the home with natural light while capturing breathtaking mountain views. A covered deck with phantom screens, infrared radiant heaters & tile flooring extend the living area & create an indoor/outdoor space. The main floor offers a gourmet chef's kitchen with top-of-the-line appliances & an adjacent butler's pantry for extra storage & food preparation space. The impressive great room features a concrete-facing wood-burning fireplace & the formal dining room is complemented with a beautiful stone feature wall. The private owner's wing contains a large walk-in closet with built-in organizers & ensuite with double vanities, free-standing tub & walk-in glass steam shower. White oak hardwood extends throughout the main floor, complemented by polished concrete flooring on the lower level. The walkout level - with 9ft ceilings & multi-zoned infloor heating, is beautifully finished with 3 bedrooms (2 with walk-in closets & another with its own private ensuite), home office with built-in desk & cabinets, laundry room with built-in cabinets, bathroom with double sinks & walk-in shower, home gym & sensational recreation room complete with full wet bar & access to the wraparound concrete patio. This impressive home has an oversized 3 car garage as well as a large detached garage or "man-cave"...big enough to fit 4-6 more cars, with infloor & overhead heating + loft with 2-piece bath

& bar. The detached garage could easily be used as an extra entertainment area, in-law suite or a private sports hub...perfect for pickleball court, basketball or golf simulator. The professionally landscaped grounds feature a gated entrance, extensive parking spaces, large concrete walkways & patio, & convenient access to the community's pathways. Additional features & upgrades of this extraordinary home include main floor mudroom with built-ins, quartz countertops throughout, built-in ceiling speakers, Lutron lighting & URC audio/video, & a garage with infloor heating, hot/cold water & dog wash. Top-quality construction with metal roof, acrylic stucco/stone exterior, Douglas Fir beams, glass windows & sliding doors (3 ply, Innotech), solid core interior doors & 2 ply garage doors, sound dampening Batt insulation (interior walls), EIFS exterior (R22 batt insulation & 1.5" @ rigid foam) & 6" concrete + 3.5" rigid foam. Professionally designed & landscaped with over 100 additional trees. A truly incredible home you won't soon forget, here in one of Bearspaw's most sought-after communities convenient to Calgary, Cochrane, the mountains & beyond!