



GRASSROOTS
REALTY GROUP

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15 Welland Rise
Rural Rocky View County, Alberta

MLS # A2345797



\$3,095,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,463 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Parking Pad, Quad or More Attached		
Lot Size:	4.18 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Boiler, In Floor, Forced Air, Radiant	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Basement Microwave, Basement Dishwasher, 1 TV & wall mount

Stunning 7,300+ sqft European inspired Multi-Generational ESTATE, perched on a SECLUDED 4.18-acre SW facing Lot, in one of the most prestigious + exclusive communities in Bearspaw, WESTMINSTER GLEN! A truly exceptional sprawling custom home, masterfully built by McKinley Masters, fully loaded with premium features and finishes, set on SW facing lot. Private + serene PARK setting with integrated landscape lighting, majestic mature + natural trees with PRIVATE POND access. Gracious formal Foyer welcomes you into a sophisticated + warm interior. Spacious formal dining room with intricate coffered ceilings, grand living room with soaring ceilings, stone laced WOOD burning fireplace framed in custom MILLWORK. True gourmet kitchen with top-of-the-line appliances, travertine hydronic/radiant heated floors, panelled fridge + dishwasher, central island with prep sink, custom pantry, picture window, eat-in nook & natural stone fireplace. Direct access to WEST facing stone tile covered deck with speakers + BBQ gas line. Primary retreat boasts a sitting/lounge area, private covered balcony, 6 pc ensuite with custom walk-in closet, steam shower, air jet soaker tub, dual vanities & crafted built-in storage. Mudroom, (2) powder rooms, (2) coat/storage closets, laundry with cabinets + sink round out the main level. Upstairs presents an expansive Bonus/Living area with vaulted ceilings ideal for home office, family, multi-generational living, fitness studio + loads of storage. Gorgeous, curved staircase leads to expansive lower WALK-OUT level featuring: 4 bedrooms/GYM, 2 full baths with custom showers, HY-DRONIC IN-FLOOR HEATING, stone FIREPLACE, full wet bar, bespoke WINE ROOM with custom curved door, Family Room framed in millwork + rec area. Additional features and upgrades include: Exterior – Park like backyard with

hundreds of trees, 15 zone irrigation system, asphalt driveway, RV parking turnaround, professionally landscaped garden beds, integrated landscape lighting, firepit sitting area, newer ROOF (2013). Interior – HEATED 4 CAR GARAGE + WORKSHOP, new home automation screens, sonos system + amp, custom millwork, painted ceilings, solid core doors, empire kitchen, loads of storage areas, new high efficiency NTI BOILER + TANK, HE Furnace + wood burning fireplace. R-RUR Land Use to allow for potential carriage home, shop/garage. Just minutes to City Amenities: Stoney Trail, Crowchild, MOUNTAINS, GOLF, YMCA, Shopping, Restaurants + Cycling. Enjoy unrivalled proximity + privacy. Call today to view this amazing property!