



GRASSROOTS
REALTY GROUP

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15 Gray Way
Rural Rocky View County, Alberta

MLS # A2347356



\$1,999,900

Division:	Bears paw Acres		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,243 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.48 Acres		
Lot Feat:	Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	1-26-3-W5
Exterior:	Cedar, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar

Inclusions: DSC alarm system, Garage openers (x3), Garage remotes (x3), TV mount in gym, Shed, Front gate & fobs (x5)

Welcome to this exceptional Bears paw acreage, beautifully situated on 2.47 acres of mature, private grounds in a peaceful estate setting just minutes from Calgary. Set behind a gated entrance, the property makes a memorable first impression with its striking timber details, wraparound front deck, landscaped yard, mature trees, solar panels, and large triple attached garage. Inside, the home offers a warm and inviting layout with solid wood doors, generous living spaces, and thoughtful updates throughout. A private main floor office with custom built-ins provides an ideal work-from-home space, while the formal dining room is perfectly suited for hosting family and friends. At the heart of the home is the beautifully newly renovated kitchen, featuring a large quartz waterfall island, solid wood cabinetry, quartz countertops, premium Sub-Zero and Wolf appliances, and a spacious walk-in pantry. The adjoining casual dining area flows naturally into the expansive living room, where a dramatic stone-clad wood-burning fireplace creates a striking focal point and a welcoming place to gather. The main floor primary retreat offers excellent privacy with a large walk-in closet featuring custom built-ins and a spacious 5-piece ensuite, while a well-designed laundry and mudroom adds everyday convenience. The fully developed walkout lower level provides even more impressive living space with a bright and open recreation room, two additional bedrooms, a Jack-and-Jill bathroom, and a dedicated gym. Recent updates throughout the property—including the kitchen, bathrooms, decks, Euroshield rubber roof, mechanical systems, euro-style triple pane doors, high performance vinyl coating on the siding, and solar, add to the home's comfort and long-term appeal. Surrounded by mature landscaping and offering an ideal balance of privacy, space, and refined country

living, 15 Gray Way is a rare opportunity to enjoy the Bearspaw lifestyle in a home designed for both everyday comfort and entertaining.