



**GRASSROOTS**  
REALTY GROUP

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178198 Tournament Lane  
De Winton, Alberta

MLS # A2153923



**\$5,499,999**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	6,939 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	5 full / 2 half
Garage:	Double Garage Attached, Parking Pad, Single Garage Attached, Stall		
Lot Size:	3.50 Acres		
Lot Feat:	Level, No Neighbours Behind		

Heating:	Fan Coil, In Floor, Heat Pump, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	20-22-1-W5
Exterior:	Stone, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

**Features:** Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Appliance selection can still be offered until November 2024

"La Charlize" by Baywood Estate Homes. Just released, our 2024/2025 Custom Executive Spec Home. Nestled on 3.5 acres backing onto the World Renowned Spruce Meadows Equestrian Center. Only 20 minutes to downtown and 5 minutes from the Shawnessy Shopping Complex. a VERY RARE opportunity to own a one of a kind French Country Inspired Manor designed by The Baywood Design Studios. Unique one of a kind features include; a centrally located inner courtyard oasis with fireplace accessed thru the front entry, dinning room french doors and a master bedroom Romeo and Juliet balcony.. Once inside you are presented with grand 24 foot ceilings, a custom second story bridge connecting the upper living spaces. Access to all floors is provided by a grand designer staircase along with a custom residential elevator. Basement features include a large designer wine cellar, a tiered themed movie theatre and a large fitness room. Final selections and colours can still be made until November 2024. Lot features include; a 3.5 acre, private gate accessed tree lined road right on the City Of Calgary limits. Lot offers the opportunity to have 3 horses on the property. Property is south of Calgary's new ring road and north of the Cities new southern communities. A very rare opportunity to own this much land almost inside of Calgary's city limits. Photos are representative.