



THE
A-TEAM

**RE/MAX
FIRST**

226 GRIZZLY Rise, Rural Rocky View County T4C 0B5

MLS® #: **A2096609**

Area: **Bearspaw_Calg**

Listing Date: **02/01/24**

List Price: **\$3,268,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**

Finished Floor Area

Abv Sqft: **4,350**
Low Sqft:
Ttl Sqft: **4,350**

Year Built: **2016**
Lot Information
Lot Sz Ar: **170,319 sqft**
Lot Shape:

DOM

108
Layout
Beds: **3 (3)**
Baths: **4.5 (3 3)**
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **9**
Garage Sz:

Access:
Lot Feat: **Back Yard, Level**
Park Feat: **Quad or More Attached**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor, Forced Air, Natural Gas**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Other**

Construction: **Concrete, Stone**
Flooring: **Hardwood, Tile**
Water Source: **Co-operative**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Double Oven, Garage Control(s), Gas Stove, Refrigerator, Window Coverings, Wine Refrigerator**
Int Feat: **Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`6" x 5`2"	4pc Ensuite bath	Main	5`6" x 10`10"
4pc Ensuite bath	Main	5`3" x 9`5"	5pc Ensuite bath	Main	20`6" x 9`11"
Bedroom	Main	13`6" x 15`5"	Bedroom	Main	18`2" x 15`5"
Dining Room	Main	20`2" x 17`7"	Foyer	Main	7`5" x 16`0"
Kitchen	Main	19`3" x 17`4"	Laundry	Main	5`9" x 7`11"
Living Room	Main	27`4" x 19`2"	Mud Room	Main	11`2" x 8`1"
Bedroom - Primary	Main	20`9" x 27`0"	2pc Bathroom	Upper	5`8" x 4`8"
Loft	Upper	27`4" x 37`5"	2pc Bathroom	Basement	5`0" x 8`2"

Storage
Other
Other
Other
Other
Other
Furnace/Utility Room

Basement
Basement
Basement
Main
Basement
Basement
Basement

8`0" x 21`1"
7`5" x 8`1"
11`1" x 16`5"
26`9" x 16`10"
10`8" x 13`9"
5`0" x 7`0"
7`10" x 5`2"

Storage
Other
Other
Other
Other
Furnace/Utility Room

Basement
Basement
Basement
Basement
Basement
Basement

10`3" x 8`4"
17`6" x 15`7"
52`8" x 58`7"
15`10" x 15`8"
6`10" x 7`3"
4`8" x 15`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-RUR/R-2

0611351

Remarks

Pub Rmks:

Watch the full cinematic tour of this impressive 2016 custom built estate home, located in the exclusive Bearspaw Country Estates! 226 Grizzly Rise is an above grade 4350 sq. ft. 3 bedroom, 3 full & 2 half bathroom custom built home that sits on an elevated and very tranquil 4 acre (approx) lot. This home is a must see as the builder specializes in high end millwork and no cost was spared. You will immediately notice the exotic hardwoods and soaring coffered ceilings as well as one-of-a-kind chef's kitchen complete with maple and mahogany woods, quartz countertops, a 6 burner stove, 2 wall ovens and 2 dishwashers. Off the kitchen is a southwest facing balcony perfect for enjoying the sun and BBQing with your family and friends. All 3 of the bedrooms are located on the main floor and all have their own ensuites and custom built walk-in closets. These closets really are a thing of beauty! The primary bedroom enjoys its own private west facing balcony as well as its own cozy sitting area warmed by a gas fireplace. Once completed, the partially finished lower level would offer an additional 3,450 sq. ft. allowing for 2 (or 3) more bedrooms all with ensuites, a full gym with steam shower, rec room, theatre room, a large laundry room (or second kitchen if needed) and cold storage space. Built for comfort, this home has in-floor heat in the basement and heated washrooms on the main floor (yes, shower floors too!) as well as in the upstairs bathroom AND the oversized 1,340 sq. ft. 4-car attached garage. The garage space is significant with four 10' x 8' doors, impressive 30' deep bays and vaulted ceilings making it perfect for car collectors or extreme hobbyists or your growing family. For example, this space is currently being used as a custom woodworking shop and can remain as is or it can easily be converted back to the original space. As this property enjoys the freedoms offered under the current Rocky View R-RUR (R-2) zoning, the backyard is the perfect blank canvas for future amenities such as a tennis or pickle ball court. With mountain views and walking paths, this is truly high end estate living. Don't miss your opportunity to see this amazing custom acreage!

Inclusions:
Property Listed By:

**Shelving in garage & basement
REAL BROKER**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











