



THE
A-TEAM

**RE/MAX
FIRST**

84 GRAY Way, Rural Rocky View County T3R 1K7

MLS® #: **A2135699** Area: **Bearspaw_Calg** Listing Date: **05/29/24** List Price: **\$2,190,000**
Status: **Active** County: **Rocky View County** Change: **-\$100k, 14-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2007**

Lot Information
Lot Sz Ar: **94,525 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **5,374**
Low Sqft:
Ttl Sqft: **5,374**

Landscaped,Underground Sprinklers,Pie Shaped Lot,Subdivided,Treed Asphalt,Driveway,Electric Gate,Heated Garage,Oversized,Quad or More Attached,See Remarks

DOM

122
Layout
Beds: **7 (5 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey,Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency**
Sewer: **Septic Field,Septic Tank**
Ext Feat: **Fire Pit,Kennel,Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Gas Oven,Microwave,Washer**
Int Feat: **Bar,Central Vacuum,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Open Floorplan,Separate Entrance,Steam Room,Storage,Tray Ceiling(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	9`1" x 6`2"	Breakfast Nook	Main	19`10" x 12`11"
Dining Room	Main	12`5" x 17`5"	Great Room	Main	16`11" x 20`3"
Kitchen	Main	16`2" x 14`10"	Living Room	Main	16`9" x 15`0"
Office	Main	12`2" x 11`1"	3pc Bathroom	Second	12`4" x 10`0"
4pc Bathroom	Second	7`4" x 8`2"	5pc Ensuite bath	Second	18`1" x 19`8"

Bedroom	Second	16`6" x 12`2"	Bedroom	Second	16`7" x 12`2"
Bedroom	Second	12`10" x 11`1"	Bedroom	Second	14`8" x 19`7"
Bedroom - Primary	Second	19`11" x 16`10"	Family Room	Second	19`4" x 26`11"
4pc Bathroom	Basement	7`4" x 8`6"	Bedroom	Basement	16`9" x 17`6"
Bedroom	Basement	15`10" x 10`8"	Game Room	Basement	20`0" x 32`8"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
Legal Desc: **212085**

Remarks

Pub Rmks: **Nestled in the serene beauty of Bearspaw, within the prestigious community of Homestead, this 7,382 total square foot luxurious home, wrapped in a privacy setting of many trees around, offers a lifestyle that is nothing short of extraordinary. Positioned on an elevated vantage point, it provides unparalleled panoramic views of the breathtaking Alberta landscape from almost every window. Through the private gate, you'll be captivated by its striking architectural design and fresh coat of exterior paint, including garage doors. The vast estate spans over 2.17 acres, making it a perfect retreat for those seeking from the hustle of city life. Once inside, you'll be greeted by the expansive foyer leads into the hub of the home - a breathtaking living space with soaring 14ft ceilings with floor-to-ceiling windows that allow for an abundance of sunlight. The kitchen is a chef's dream, with top-of-the-line Viking and built in Miele appliances, custom cabinetry, and an oversized island that serves both as culinary creations and social gatherings. Adjacent to the kitchen, the open-concept dining and living area is perfect for hosting large family dinners or intimate gatherings with friends. The home boasts multiple oversized living areas, each designed with relaxation and entertainment in mind. Cozy fireplaces, rich wood finishes, and chosen details ensure that every room exudes an inviting and elegant atmosphere. The master suite is a true sanctuary, offering a private retreat complete with a spa-like ensuite, where you can enjoy the two-person jacuzzi with the most breathtaking sunrise views or the steam shower with a heated towel rack. The double vanities, two walk-in closets with custom built-ins, and custom ironing board make your busy lifestyle at ease. The additional five bedrooms upstairs and two downstairs, each with walk-in closets, and the five bathrooms throughout the home offer ample space and comfort. The bonus room above the west wing provides a perfect area for your growing family or visiting guests to relax, enjoy movies or play games. The expansive upper deck or patio below from the walk-out basement is a perfect setting for dining or ideal for a hot tub. The manicured landscaping and lush lawns offer and a combination of native trees and spruce trees, with underground irrigation, create a delightful backdrop to enjoy bonfires under the stars by your own the fire pit. The unique layout of this home, with two separate wings, living space above, double garages below with the living room and kitchen as the hub, allows families to spread out without feeling crowded. Please note the driveway was recently resealed after the pictures were taken. Don't miss the opportunity to make this exceptional property your own and savor the awe-inspiring views that Alberta has to offer. Check out the video on You Tube to see more.**

Inclusions: **Dog Run**
Property Listed By: **eXp Realty**

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











