



THE
A-TEAM

**RE/MAX
FIRST**

251150 WELLAND Way, Rural Rocky View County T3R 1L3

MLS® #: **A2158213**

Area: **Bearspaw_Calg**

Listing Date: **08/15/24**

List Price: **\$2,699,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

Year Built:

2009

Abv Sqft:

2,808

Lot Information

Lot Sz Ar:

152,895 sqft

Low Sqft:

Ttl Sqft:

2,808

Lot Shape:

DOM

34

Layout

Beds:

3 (1 2)

Baths:

3.5 (3 1)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

0

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Paved,Private,Treed
Quad or More Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Geothermal**

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Private Entrance,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Co-operative

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Trash Compactor,Washer,Water Softener,Window Coverings,Wine Refrigerator

Int Feat:

Bar,Granite Counters,No Animal Home

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`6" x 16`2"	Nook	Main	12`10" x 11`11"
Dining Room	Main	15`3" x 13`9"	4pc Ensuite bath	Main	5`5" x 6`6"
2pc Bathroom	Main	5`6" x 4`10"	Mud Room	Main	13`4" x 7`9"
Game Room	Lower	31`10" x 28`10"	Game Room	Lower	15`6" x 13`4"
Media Room	Lower	17`3" x 17`0"	4pc Ensuite bath	Lower	8`10" x 5`11"
Storage	Lower	16`2" x 11`7"	3pc Bathroom	Lower	8`8" x 5`6"
Pantry	Main	10`4" x 7`1"	Living Room	Main	18`8" x 16`0"
Bedroom - Primary	Main	27`0" x 16`0"	Office	Main	18`7" x 13`7"

Foyer
Wine Cellar
Bedroom

Main
Lower
Lower

9`4" x 9`0"
13`5" x 10`4"
19`9" x 15`4"

Laundry
Wine Cellar
Bedroom

Main
Lower
Lower

11`8" x 9`9"
12`7" x 4`9"
14`6" x 13`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-RUR

0310708

Remarks

Pub Rmks:

Welcome to an unparalleled living experience at 251150 Welland Way built by McKinley Masters and nestled in the prestigious community of Westminister Glen, this breathtaking estate redefines luxury living with its meticulous craftsmanship, state-of-the-art amenities, and serene surroundings. This magnificent 2,800 sq ft walkout bungalow set on a sprawling 3.51-acre estate, offers a harmonious blend of classic elegance and modern sophistication. With 3 spacious bedrooms and 3.5 opulent bathrooms, every corner of this home exudes grandeur and comfort. The main level welcomes you with a custom wood front door into sprawling hardwood floors and 10' vaulted ceilings that just exude's luxury living. Slide past the dedicated dining room and office space with built-in millwork past the 2-sided stone fireplace into and into the open-concept living room, nook and the largest kitchen you will ever see. This chef's dream kitchen has an oversized working island, Wolf & Subzero Appliances including a Sub-zero wine fridge and all the amenities the chef in the family will love. Walkout to your covered rear deck overlooking your manicured rear yard complete with pergola, firepit area, and entertaining space. The main floor primary bedroom also connects to the rear deck and is simply divine with ample pace and an ensuite bathroom with double vanity, custom shower and dual closets. The lower walkout level of this property is the entertainer's dream complete with a custom bar, stamped concrete floors, a dedicated wine room, a full theatre room and a rec room and a family room perfect for all those big family functions. 2 more large bedrooms and 2 more baths complete this lower floor and you will enjoy the screened-in space under the main deck on your walkout level during those warm summer nights. Geo-thermal Heating & Cooling, 4 Car Heated garage, lower level in-floor heat, a separate shop/shed outbuilding and a well-laid-out landscape plan complete with a pond make this home the perfect place to call home in a private gated setting. This home has it all for the uncompromising buyer. OPEN HOUSE SUNDAY SEPT. 22ND 1:00-4:00!!

Inclusions:
Property Listed By:

**Shed, Shop
Real Broker**

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













