



THE
A-TEAM

**RE/MAX
FIRST**

251150 WELLAND Way, Rural Rocky View County T3R 1L3

MLS® #: **A2169805**

Area: **Bearspaw_Calg**

Listing Date: **10/01/24**

List Price: **\$2,549,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,808**
Low Sqft:
Ttl Sqft: **2,808**

Year Built: **2009**
Lot Information
Lot Sz Ar: **152,895 sqft**
Lot Shape:

DOM

17
Layout
Beds: **3 (1 2)**
Baths: **3.5 (3 1)**
Style: **Acreage with Residence,Bungalow**

Parking

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

Access:
Lot Feat: **No Neighbours Behind,Landscaped,Paved,Private,Treed**
Park Feat: **Golf Cart Garage,Quad or More Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Geothermal**
Sewer: **Septic Field**
Ext Feat: **Fire Pit,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,Kitchen Island,No Animal Home**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	19`6" x 16`2"
2pc Bathroom	Main	5`6" x 4`10"
Media Room	Lower	17`3" x 17`0"
Pantry	Main	10`4" x 7`1"
Foyer	Main	9`4" x 9`0"
Bedroom	Lower	19`9" x 15`4"
4pc Ensuite bath	Main	5`5" x 6`6"
Hobby Room	Lower	15`6" x 13`4"

Room	Level	Dimensions
Dining Room	Main	15`3" x 13`9"
Hobby Room	Lower	31`10" x 28`10"
Storage	Lower	16`2" x 11`7"
Bedroom - Primary	Main	27`0" x 16`0"
Wine Cellar	Lower	13`5" x 10`4"
Nook	Main	12`10" x 11`11"
Mud Room	Main	13`4" x 7`9"
4pc Ensuite bath	Lower	8`10" x 5`11"

3pc Bathroom
Office
Wine Cellar

Lower
Main
Lower

8`8" x 5`6"
18`7" x 13`7"
12`7" x 4`9"

Living Room
Laundry
Bedroom

Legal/Tax/Financial

Main
Main
Lower

18`8" x 16`0"
11`8" x 9`9"
14`6" x 13`9"

Title:
Fee Simple
Legal Desc:

0310708

Zoning:
R-RUR

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 OCT. 6TH 1:00-4:00 PM!!!

Inclusions:
Property Listed By:

None
Real Broker

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











