

28 Mackenas Way  
Rural Rocky View County, Alberta

MLS # A2239798



**\$3,498,000**

<b>Division:</b>	Mackenas Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,484 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, Quad or More Attached		
<b>Lot Size:</b>	0.74 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Many Trees, M		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 300
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Steam Room, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Refrigerator drawers x2 in kitchen, BBQ, additional washer and dryer, garage cabinets, refrigerator and freezer in garage, refrigerator drawers x3 and freezer draw in basement bar, microwave in bar, dishwasher in bar, custom storage unit in basement living room, screen and projector, all electronics connected to the Crestron audio and media including remotes, all attached TVs and mounts, floating cabinet in main living room, security system, invisible pet fence, media room furniture

OPEN HOUSE SUNDAY, SEPTEMBER 7TH, FROM 12PM TO 3PM. Welcome to this stately designer family home located in the exclusive gated community of Mackenas Country Estates. This luxury family home boasts nearly 7,000 square feet of developed living space. The exterior architecture has a classic timeless appeal with full bed natural stone detailing, dormer accents, solid concrete verandas and a mix of the highest quality of building materials from copper eavestroughs to wood soffits to vertical sash windows. Features include six bedrooms, an oversized, fully custom quadruple garage, an incredible home office, a full bar with a custom wine room, a state-of-the-art electronics Smart-Home system, a walk-through butlers pantry and a glorious sitting room with three sides of windows overlooking the gigantic backyard. Towering tray ceilings give this already large home an even grander feel and designer touches like board and baton wall detailing, eight-foot doors, exquisite millwork, eleven-inch baseboards, crown molding, custom hardware, spectacular marble tile designs, stunning designer lighting, and incredible outdoor living spaces boast the quality expected in a ROCKWOOD CUSTOM HOME. Oak hardwood floors, in-floor radiant heat in the lower level and garage, top of the line gas fireplaces and a Wolf and Sub-Zero appliance package add the outstanding extras. This home must be seen to experience the impeccable craftsmanship, pristine millwork detailing and magazine-quality interior design. Backing onto mature evergreen trees, this .74-acre lot has incredible landscaping and truly feels like living in the country while only being a few minutes outside the city limits.