

**124 Grizzly Rise
Rural Rocky View County, Alberta****MLS # A2211387****\$2,148,500**

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,531 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Quad or More Attached		
Lot Size:	2.35 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Central, High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-26-3-W5
Exterior:	Stone, Stucco	Zoning:	R-1/R-CRD
Foundation:	ICF Block	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Security System, Speaker System, Home Theatre Projector, Theatre Screen, Theatre Sound System, Theatre Seating x7, Theatre Wall Pictures and Carpet, Fountain in living room, Pool Table

Welcome to the epitome of luxury living in Bears paw Country Estates, where exclusivity meets unparalleled craftsmanship. Prepare to be wowed! This stunning walkout bungalow is nestled amidst peekaboo mountain views on 2.35 acres of land and offers 5 bedrooms and 6 bathrooms. Just 5 minutes from city limits and 10 minutes from Cochrane, immerse yourself in a tight-knit community centered around a picturesque pond, gazebo, and waterfall. From the moment you step inside, you'll notice the meticulous attention to detail that sets this home apart. Be captivated by the featured ceilings and the durability of solid core doors. Enjoy the luxury of slab heating in the basement, garage, and ensuite, ensuring comfort throughout. An advanced sound system boasts 18 zones, 6 sources, and 50 speakers throughout the home, as well as a comprehensive security system conveniently controlled through your phone. Experience a level of excellence that surpasses expectations at every turn. The vaulted living room sets the stage for relaxation, while the formal dining room exudes elegance. A split quartz fireplace adds warmth and style, while the amazing kitchen is a culinary haven equipped with a wall oven, double sink, gas stove, and gleaming black granite countertops. A breakfast nook surrounded by glass offers a casual dining option, with sliding doors leading to the deck, complete with a covered portion for BBQ enthusiasts. A unique walk-through pantry adds convenience, connecting seamlessly to the quad heated garage. Down the hall you will find an incredible main floor office flooded with natural light and exquisite ceiling details that seamlessly flow into the expansive and well-designed primary bedroom. Enjoy a gorgeous ensuite with a soaker tub, steam shower, double vanity, and double walk-in closet. Retreat to relaxation with private access to the covered deck. The

bright and spacious lower level of this home is designed for comfort and entertainment. With three generously sized bedrooms, there's plenty of space for guests or family. Enjoy the convenience of the walkout basement, providing easy access to the outdoors. Relax by the fireplace or entertain at the stunning full bar, equipped with a dishwasher, fridge, and microwave. A nearby half bath adds to the convenience. There's also a cold storage room, perfect for a wine cellar if desired. Experience unforgettable movie nights in the top-notch theatre room, featuring impeccable soundproofing and a projector system showcasing a 110-inch screen. A quad heated garage provides ample space for vehicles and storage needs. Above the garage lies a charming and versatile living area, featuring a kitchenette, living space flooded with natural sunlight, a full bath, and a cozy bedroom. Welcome home to luxury, comfort, and tranquility in Bearspaw Country Estates!