$1,600,000 - 231224 Forestry Way, Rural Rocky View County

MLS® #A2187267

$1,600,000
3 Bedroom, 3.00 Bathroom, 2,377 sqft
Residential on 4.84 Acres

NONE, Rural Rocky View County, Alberta

Privately nestled amongst the trees on nearly 5 acres sits this gorgeously updated walkout! A vast amount of work and money has been spent creating a truly enchanting landscape with loads of thoughtful updates! Move in and enjoy a worry-free, peaceful lifestyle. Fully finished, with over 4,150 sq.ft. of developed space, this luxurious home has it all! Grand cathedral ceilings with almost an entire wall of windows allow the sunlight to shine through creating a warm ambience in the inviting living room. The focal fireplace has been resurfaced with floor-to-ceiling Montana fossil stone, a new Napoleon wood-burning firebox, a catalytic converter for lower emissions and a beautiful, reclaimed barn wood mantel inviting you to put your feet up and relax. The incredible state-of-the-art kitchen inspires culinary creativity featuring custom soft-close cabinetry, a custom-designed island with power on both sides, a custom range hood, hand-made Italian tile, a large farmhouse sink, refinished red oak flooring, quartz countertops, all new lighting, high-end Fisher & Paykel counter-depth built-in fridge, an induction self-cleaning range and much more. Through to the outsideâ€¦enjoy a peaceful retreat that lets you connect with nature year-round in the glass roofed, fully-screened wrap-around deck. The main floor den provides a quiet tucked away space for work, study or hobbies. This level is also home to 2 spacious bedrooms and

an upgraded 4-piece bathroom. Open to below, the loft on the upper level is a great place to curl up with a good book. The rest of the upper level hosts the master suite complete with 2 walk-in closets and a lavish ensuite boasting 2 separate vanities and a glassed in shower. Gather in the finished walkout basement and connect over engaging movie and games nights. 2-bedrooms were combined to create a wonderful studio/ home office and can easily be changed back making this a 5-bedroom home. This lower levelâ€™s bathroom has been beautifully renovated with a new vanity, new shower, neutral paint and designer lighting. The laundry room is incredible making this task less of a chore with its utility sink and plenty of shelving. The utility room hides away sports equipment complete with shelving, 220-volt plug and a second fridge. Walk out to the lower patio and beyond to this nature loverâ€™s utopia with endless trees, a greenhouse, a 6-person Dynasty hot tub and a built-in firepit for long summer nights under those breathtaking summer stars. Car enthusiasts, home mechanics and tinkerers are going to love the 5-bay garage with a workshop, 2 heaters, a 2post hoist, built-in shelving, tire storage, benches and more. Additional home upgrades include an upgraded electrical panel, a Cummins 20kw propane powered backup generator, water softener and UV water purifier, all new carpets and more. This picturesque property is located only 2 km from the Kananaskis / Bragg Creek Trails and mountains.

Built in 1990

Essential Information

MLS® #	A2187267
Price	$1,600,000
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	2,377
Acres	4.84
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	231224 Forestry Way
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0L 0K0

Amenities

Parking Spaces	10
Parking	Heated Garage, Quad or More Detached, RV Access/Parking, Workshop in Garage
# of Garages	5

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, See Remarks, Storage, Breakfast Bar, Chandelier, Double Vanity, French Door, High Ceilings, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, See Remarks, Washer, Window Coverings, Built-In Refrigerator, Garage Control(s), Induction Cooktop, Microwave, Oven, Water Purifier, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Private, Treed, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2025
Days on Market	108
Zoning	R-RUR

Listing Details

Listing Office	Real Broker

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