

\$3,875,000 - 32045 Willow Way, Rural Rocky View County

MLS® #A2257326

\$3,875,000

5 Bedroom, 8.00 Bathroom, 3,975 sqft
Residential on 21.57 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

**** CHECK OUT OUR CINEMATIC TOUR (iGUIDE)**** Unbeatable value on 22 ACRES in the beautiful countryside of Bearspaw, Alberta! Yet only a 10 minute drive to Calgary city limits and the nearest Co-op Grocery Store, Gas Station, Tim Hortons and towards the MOUNTAINS a 15 minute drive into Cochrane. Experience peaceful country living at its finest in this stunning estate, custom-built by McKinley Master Builders. Nestled on 22 beautifully landscaped acres with stocked ponds, WATERFALLS, and total privacy, this home offers over 6268sq ft of luxurious living space across three levels. The open-concept main floor features architecturally impressive ceilings, gleaming hardwood and tile floors, a cozy living room with fireplace, formal dining area, and a designer kitchen with top-tier finishes; Miele and Kitchenaid appliances. You'll also find a spacious home office and a private primary bedroom; a serene RETREAT with walk-in closet and a luxury 5-piece ensuite with resort-style finishes. Upstairs, enjoy a lofted conservatory, and a guest suite with its own 3-piece ensuite. For absolute convenience the laundry room is also on the main floor and also roughed in on the basement level. The fully developed walk-out level, with in-floor heating, includes a large family room, game/media areas, three bedrooms (two with private ensuites), as well



as another 3-piece bathroom. Additional highlights: New roof in 2025, 200amp, in-floor heating in Kitchen and Primary Bedroom/Ensuite, Phantom screens throughout, 4-car heated garage. Expansive deck with outdoor kitchen including Thermador BBQ. A ~3000 sqft barn with removable stalls, 2-pc bathroom and a 2-post car lift included. (ideal for a show garage, dog kennel, or any hobbyist dream space). Additional 1472 sqft workshop with 2-post car lift included. Green house and covered hay storage. Full-sized outdoor riding arena. Hone your riding skills and show off your HORSES! Fenced and gated horse trail encircling the entire property. A rare opportunity to own a true retreat just minutes from the city. Donâ€™t miss it!

Built in 2002

Essential Information

MLS® #	A2257326
Price	\$3,875,000
Bedrooms	5
Bathrooms	8.00
Full Baths	5
Half Baths	3
Square Footage	3,975
Acres	21.57
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	32045 Willow Way
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County

Province	Alberta
Postal Code	T4C 2Y4

Amenities

Parking Spaces	10
Parking	Heated Garage, Quad or More Detached, RV Access/Parking

Interior

Interior Features	Bar, Vaulted Ceiling(s)
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer, Freezer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run, Fire Pit
Lot Description	Backs on to Park/Green Space, Landscaped, Many Trees, Private, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	3
Zoning	R-RUR

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.