

\$2,475,000 - 35 Woodland Range Green, Rural Rocky View County

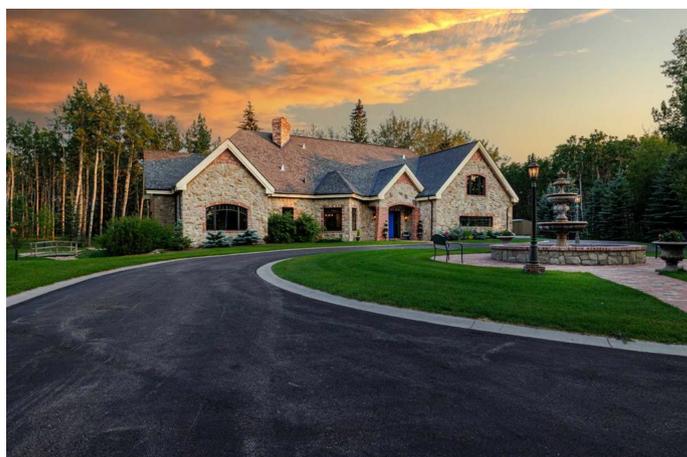
MLS® #A2099921

\$2,475,000

3 Bedroom, 5.00 Bathroom, 4,443 sqft
Residential on 3.26 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Spectacular 6,780 sq. ft. custom-built home nestled on 3.26 acres of breathtakingly landscaped grounds. Embraced by rolling hills and majestic trees, this residence seamlessly integrates with the surrounding natural beauty. Situated just 7 minutes from Calgary's edge, it ensures both privacy and convenience, boasting expansive, level yards perfect for entertaining, as well as a blend of grandeur and warmth that makes it truly captivating. Indoors, every detail exudes elegance and luxury. The 10' ceilings and ICF construction from footing to roof on the main floor guarantee superior quality and insulation. Throughout the home, exquisite custom-built features, including a stunning kitchen equipped with high-end Viking & Miele appliances and custom solid wood cabinetry, create a harmonious living experience. Delight in the breakfast nook, an ideal spot to savour your morning coffee or unwind with a glass of wine while immersing yourself in the picturesque surroundings. The living room epitomizes sophistication, with its dual-sided wood-burning fireplace with gas assist, complemented by natural stone work and large windows that frame the enchanting views. The formal dining area, sunroom with access to the outdoor patio space, and a captivating home office with solid wood millwork further enhance the home's allure. The primary suite stands as



a serene retreat on the main floor, offering breathtaking views and a luxurious 5pc ensuite boasting dual vanities, a pedestal soaker tub with travertine wainscoting, and a walk-in glass steam shower with custom body sprays. The walk-in closet is meticulously designed with floor-to-ceiling custom built-ins, ensuring an organized and spacious haven. The second floor unveils a large vaulted bonus room, two generously-sized bedrooms with black out blinds and ample closet space, one with a balcony overlooking the awe-inspiring grounds, a 4pc bathroom, and a private upstairs laundry area. The lower level is a haven for entertainment, featuring another wood-burning fireplace with gas assist, large windows, a 4pc bath with a jetted shower and steam shower in one, and a rough-in for a wet bar. Ample storage space complements the functionality of this level. Beyond its lavish features, this property offers more delights, such as the heated in-floor triple car garage, a second detached heated single car garage for equipment, and a spacious RV pad constructed with a 6-inch cement pad. The custom-built mud-room and laundry area connected to the garage add convenience to daily life. The property boasts unique sandstone elements from Southern Alberta, an energy-efficient 15 zone in-floor heating system, prestigious Oligo lighting throughout, triple pane windows, an exterior storm management system, main and upper level central air conditioning, brand new hot water tank and an automated front gate ensuring security and privacy. This extraordinary estate country home is a dream come true. Don't miss the opportunity to seize this piece of paradise!

Built in 2004

Essential Information

MLS® #	A2099921
Price	\$2,475,000
Sold Price	\$2,350,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,443
Acres	3.26
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	35 Woodland Range Green
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1G8

Amenities

Parking	Additional Parking, Asphalt, Drive Through, Heated Garage, Triple Garage Attached
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Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, See Remarks, Separate Entrance, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Entrance, Private Yard

Lot Description Back Yard, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Irregular Lot, Landscaped, Many Trees, Underground Sprinklers, Private, Treed

Roof Asphalt Shingle

Construction Brick, ICFs (Insulated Concrete Forms), Stone

Foundation Poured Concrete

Additional Information

Date Listed January 5th, 2024

Date Sold January 27th, 2024

Days on Market 22

Zoning R-CRD

HOA Fees 0.00

Listing Details

Listing Office RE/MAX FIRST

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