# \$3,100,000 - 254209 Woodland Road, Rural Rocky View County

MLS® #A1109040

## \$3,100,000

3 Bedroom, 3.00 Bathroom, 2,026 sqft Residential on 15.19 Acres

Bearspaw\_Calg, Rural Rocky View County, Alberta

Immaculate Home close to Calgary situated on a sub-dividable 15.99 acre lot surrounded by beautiful trees and landscaping. Italian inspired construction with predominant concrete throughout and a cold room cellar that's naturally cold all year round without mechanical intervention. The 3 Bedroom (two above grade) open concept Walkout Home is well illuminated and features a beautiful kitchen, eating area / dining room, upper loft flex room / floor, gas fire place on main floor, wood burning fire place on lower floor, split access from the garage to the lower level and main level, laundry roughed in upstairs and full laundry downstairs, wet bar downstairs, second kitchen on lower floor and den. Incredible attached heated greenhouse and enclosed patio in the back.

Built in 1994

#### **Essential Information**

MLS® # A1109040 Price \$3,100,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 2,026 Acres 15.19







Year Built 1994

Type Residential

Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

## **Community Information**

Address 254209 Woodland Road

Subdivision Bearspaw\_Calg

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3L 2R2

#### **Amenities**

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features No Smoking Home

Appliances Dishwasher, Refrigerator, Range Hood, Stove(s), Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Gas, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Walk-Out

### **Exterior**

Exterior Features None

Lot Description Landscaped Roof Clay Tile

Construction Brick, Concrete, Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 25th, 2021

Days on Market 1625 Zoning R-1

# **Listing Details**

Listing Office MARKETEDGE REALTY

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