

# \$5,500,000 - 75 Gray Way, Rural Rocky View County

MLS® #A2179465

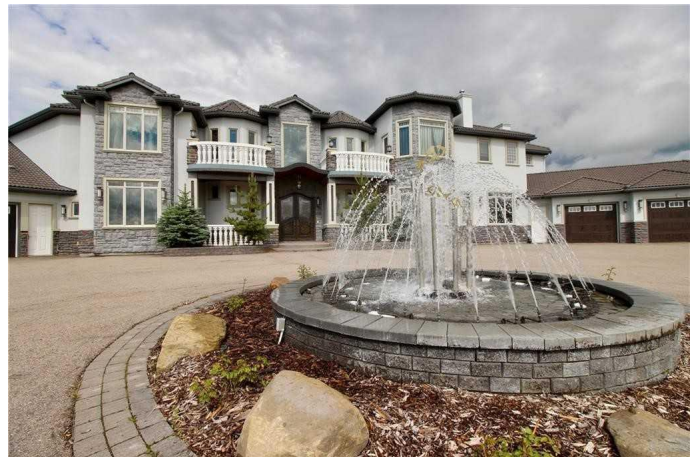
**\$5,500,000**

6 Bedroom, 7.00 Bathroom, 6,002 sqft

Residential on 3.36 Acres

Bearspaw\_Calg, Rural Rocky View County, Alberta

This architectural masterpiece offers an impressive fully furnished 13,500 SF of lavish living space, including a sprawling 2,700 SF gymnasium. A grand foyer, adorned with an imperial spiral staircase, warmly welcomes your guests. High ceilings grace this abode, featuring 7 bedrooms, 6 ensuite bathrooms, 3 additional bathrooms, an exercise room, a theatre room, and a formal dining room. This custom-designed residence offers an array of luxurious amenities, meticulously crafted for your entertainment and pleasure. The interior spaces are versatile, accommodating everything from formal dinners and cocktail soirées to movie nights, fully equipped karaoke system and lively games of basketball or badminton. The main level also boasts a bright sitting area with a well-appointed bar, a games area, and a magnificent sunroom. The open gourmet kitchen comes equipped with high-end built-in appliances, satisfying even the most discerning chefs. The primary bedroom retreat is a true oasis, complete with a cozy sitting area, a balcony, a walk-in closet with custom organizers, a soothing waterfall shower, and a rejuvenating Jacuzzi tub. Outside, a multi-level deck and terrace provide covered and open spaces for outdoor entertainment, all while offering panoramic views of the rolling Calgary hills. The private backyard is enveloped by lush landscaping and towering trees. With a 5-car insulated



oversized garage and ample paved parking for guests, convenience is never compromised. Ideally situated, this home is just a short 5-minute drive from Bearspaw Golf Club and only 10 minutes away from Calgary's shopping, restaurants, schools, and more. Designed with the principles of Feng Shui, this estate fosters balance and harmony between you and the natural world that surrounds it. Don't miss the opportunity to make this stunning property your own.

Built in 2008

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2179465                         |
| Price          | \$5,500,000                      |
| Bedrooms       | 6                                |
| Bathrooms      | 7.00                             |
| Full Baths     | 6                                |
| Half Baths     | 1                                |
| Square Footage | 6,002                            |
| Acres          | 3.36                             |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 75 Gray Way             |
| Subdivision | Bearspaw_Calg           |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R 1K7                 |

**Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Recreation Room |
| Parking Spaces | 8               |

|         |                                                                                |
|---------|--------------------------------------------------------------------------------|
| Parking | Double Garage Attached, Parking Pad, RV Access/Parking, Triple Garage Attached |
|---------|--------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Garages | 8 |
|--------------|---|

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Built-in Features, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s) |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

|            |                                                                                                                                                                                             |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings, Wine Refrigerator |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|         |                             |
|---------|-----------------------------|
| Heating | High Efficiency, Forced Air |
|---------|-----------------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 5 |
|-----------------|---|

|            |     |
|------------|-----|
| Fireplaces | Gas |
|------------|-----|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                          |
|----------|--------------------------|
| Basement | Finished, Full, Walk-Out |
|----------|--------------------------|

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden, Lighting, Private Yard |
|-------------------|--------------------------------|

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private |
|-----------------|---------------------------------------------------------------|

|      |          |
|------|----------|
| Roof | Concrete |
|------|----------|

|              |                                     |
|--------------|-------------------------------------|
| Construction | Concrete, Stone, Stucco, Wood Frame |
|--------------|-------------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 15th, 2024 |
|-------------|---------------------|

|                |     |
|----------------|-----|
| Days on Market | 355 |
|----------------|-----|

|        |     |
|--------|-----|
| Zoning | R-1 |
|--------|-----|

|          |     |
|----------|-----|
| HOA Fees | 275 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | MON |
|----------------|-----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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