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218 Grizzly Rise
Rural Rocky View County, Alberta

MLS # A2343331



$3,495,000

Division:	Bearspaw Country Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,254 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	5	**Baths:**	5 full / 2 half
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, Oversized,		
Lot Size:	2.91 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In, Lawn, Low		

Heating:	Geothermal, Natural Gas	**Water:**	Co-operative
Floors:	Hardwood, Tile	**Sewer:**	Septic System
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Stone, Stucco	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Outdoor Lynx BBQ, Irrigation System, Radon Mitigation System, Pet Stop Invisible Fence, Infrared Sauna, Fire Table, Two Vehicle Tesla Car Charging System, 2+ Palettes of Extra Exterior Brick

Architecturally inspired by Frank Lloyd Wright and designed to capture breathtaking west-facing views of the Rocky Mountains, this Built Green & Gold Certified, energy efficient estate is one of the most exceptional homes in Bearspaw. Thoughtfully curated on 2.91 pristine acres at the end of a quiet cul-de-sac, this 5 bedroom, 7 bath residence offers over 6,200 sq ft of developed living space, all warmed & cooled via advanced geothermal technology with in-floor heating. Striking floor-to-ceiling commercial grade windows frame the dramatic mountain vistas throughout the home. The chef’s kitchen is impeccably appointed with full Sub-Zero fridge & freezer, six-burner Wolf cooktop, custom hood fan, dual Wolf convection wall ovens, Wolf warming drawer, & Miele dishwasher & coffee station. A substantial quartz island provides abundant prep space, while the built-in kitchen table finished in Capolavoro honed granite adds warmth & texture. Entertain effortlessly as a 15.5-ft NanaWall opens to the spectacular backyard oasis, featuring a built-in Lynx BBQ, custom water feature, natural gas fireplace, & professionally designed landscaping with automated irrigation. The seamless indoor-outdoor flow is ideal for hosting gatherings large &/or small. The main level is completed by a spacious living area with dual-sided fireplace, a west-facing home office filled with natural light, formal dining room well suited for large gatherings, & a well-designed mudroom with extensive built-ins, laundry facilities, & a second floor laundry chute. A covered courtyard with motorized screens, sound system, & natural gas fire table creates an inviting outdoor lounge experience. A bright breezeway connects to the heated 60x24 4+ car garage, complete with dog wash & EV charging. The upper level hosts four generous bedrooms. The primary suite & fourth bedroom each feature private ensuites,

while the second & third bedrooms share a Jack & Jill bath. The primary retreat rivals a six-star hotel, showcasing a custom built-in king bed & a Holt Renfrew-inspired walk-in dressing room. A thoughtfully designed kids’ media area completes this level. The walkout lower level is equally impressive, offering guest quarters, a media room with blackout blinds, custom banquet seating, wine room, wet bar, & a fitness studio with direct access to the private salt water hot tub. The spa-inspired bathroom features a rainfall steam shower & large infrared sauna, creating the perfect space for healthy detox & rejuvenation. A full Control4 smart home system provides advanced automation (lighting, audio video, temperature, blinds, irrigation, + security) all accessible via your smartphone. The property also has a radon mitigation system & reverse osmosis water throughout. Ideally located with quick access to the mountains, the airport, & the downtown core, this remarkable property offers a rare blend of architectural distinction, cutting-edge technology, & serene natural beauty, call for more information!

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