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GRASSROOTS REALTY GROUP

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11 Mckendrick Point
Rural Rocky View County, Alberta

MLS # A2352880

$3,679,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,589 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	6	**Baths:**	4 full / 1 half
Garage:	Electric Gate, Gated, Heated Garage, Oversized, Quad or More Attached		
Lot Size:	2.20 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Treed, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	**Water:**	Private
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-CRD
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Subzero Fridge/Freezer, All 8 TV's & Mounts, Basement Surround System, Control 4 System, Pool Table, Basement Refrigerator, 2nd Dishwasher, Large Mirror in Great Room, Kitchen Bar Fridge, 6 Dog Bowls, Bed Headboard/Platform, Swimspa, Outdoor BBQ Kitchen, Security System.

Set on a quiet cul-de-sac on 2.2 acres of mature trees and ravine, this custom-built Maillot home offers exceptional privacy, scale and craftsmanship just minutes from the city. With 7,425 sq ft of total living space, 6 bedrooms and 4+1 bathrooms, the home is thoughtfully designed for family life, entertaining and everyday comfort. Soaring ceilings, expansive windows and a dramatic floor-to-ceiling feature fireplace anchor the main living space, while the layout balances open-concept living with defined, functional rooms. A main floor office and private primary retreat add flexibility and comfort. The custom kitchen is a true centrepiece, featuring dual Sub-Zero fridge/freezer combinations, a Wolf range, steam oven, bar fridge, statement Hammersmith hood fan, extensive cabinetry and an oversized island. A walk-through pantry and exceptional mudroom with built-ins, laundry and a dedicated dog wash keep daily life organized. The main floor primary suite enjoys unobstructed views, a fully customized walk-in closet and spa-inspired ensuite with a BainUltra hydrotherapy tub with chromatherapy, remote control and headrest, plus a generous walk-in shower. Upstairs, spacious bedrooms are complemented by a central lounge and second full laundry room. The fully developed walkout lower level is designed for recreation and entertaining, with a large family and games area, pool table, temperature-controlled wine room, bar with fridge and dishwasher, and dedicated gym. Whole-home Control4 automation, surround sound and integrated audio extend throughout the home, garage and outdoor areas. Additional features include a newly installed gate and state-of-the-art security system, air conditioning, water softener, reverse osmosis, in-floor heating in select areas, central vacuum, extensive built-ins and exceptional storage. Outside, mature trees and ravine views

create a private natural setting. Enjoy expansive deck space, a fully equipped BBQ kitchen, swim spa, irrigation systems and a fully enclosed dog run. An oversized quad garage with heated slab, natural light, storage and commercial side-mount openers completes the property. Impressive in scale yet remarkably livable, this is a rare property where luxury, privacy and functionality come together beautifully.

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