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183 Pinebrook Way SW
Rural Rocky View County, Alberta

MLS # A2355270

$3,700,000

Division:	Pinebrook Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	7,536 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	6	**Baths:**	4 full / 1 half
Garage:	Additional Parking, Enclosed, Front Drive, Garage Door Opener, Garage Face		
Lot Size:	2.01 Acres		
Lot Feat:	Back Yard, Close to Clubhouse, Environmental Reserve, Landscaped, Many		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	**Water:**	Public
Floors:	Hardwood, Tile	**Sewer:**	Public Sewer
Roof:	Asphalt, Flat	**Condo Fee:**	-
Basement:	None	**LLD:**	-
Exterior:	Cement Fiber Board, Wood Frame	**Zoning:**	NA
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: Hot Tub, Sauna, Cold Plunge, Golf Simulator

A home of this calibre is rarely offered and impossible to replicate. Set atop a breathtaking 2-acre escarpment within the prestigious Pinebrook Golf & Country Club community, this bespoke estate commands unobstructed mountain, valley, forest, and river views across protected lands that will remain untouched for generations to come. Equal parts architectural showpiece and private family sanctuary, this is luxury living without compromise. Spanning over 7,500 square feet, this extraordinary residence offers 6 bedrooms, 4.5 bathrooms, a dedicated office, a thoughtfully designed children's wing with its own recreation space, and a private upper-level guest retreat. Extensively reimagined and expanded, the home evokes the feeling of a world-class mountain lodge while delivering the sophistication of a modern custom estate. Soaring open-beamed ceilings, rich natural materials, and walls of glass create an atmosphere that is both timeless and inviting. Designed for connection, the principal living spaces flow effortlessly from one room to the next. The chef-inspired kitchen anchors the home, while elegant dining areas and the warmth of a wood-burning fireplace create the perfect backdrop for family gatherings and unforgettable entertaining. The private primary retreat is a sanctuary of its own, featuring dual oversized walk-in closets and direct access to a Nordic-inspired wellness spa complete with a traditional cedar barrel sauna, cold plunge, and hot tub. The spectacular recreation wing sets this estate apart. Boasting approximately 14-foot ceilings, radiant slab heating, clear-span construction, and nearly 50 feet of depth, it is currently envisioned as a golf simulator, fitness studio, and entertainment pavilion but could easily become a collector garage, luxury workshop, or custom lifestyle space. The upper-level guest retreat was thoughtfully designed for multigenerational living or

distinguished guests, complete with its own entrance, kitchen, laundry, living area, bedroom, bathroom, independent climate control, and future elevator provisions. Beyond the home, a professionally engineered 2,400 sq. ft. sport court transforms into a private skating rink in winter and hosts basketball, pickleball, and endless recreation throughout the summer. Expansive lawns, mature trees, estate lighting, abundant wildlife, and spectacular mountain sunsets create a setting that feels worlds away from the city. Entertaining is elevated with a dedicated bar, approximately 160-bottle wine storage, beverage centre, and beautifully designed gathering spaces. Exceptional craftsmanship is complemented by a comprehensive fire suppression system. One of the estate's greatest luxuries is its ability to offer the serenity of country living without sacrificing convenience. Fully serviced with municipal water and sewer, with no wells or septic systems to maintain, this is truly city living with acreage space. This is more than a luxury home, it is a legacy estate.

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