

# \$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

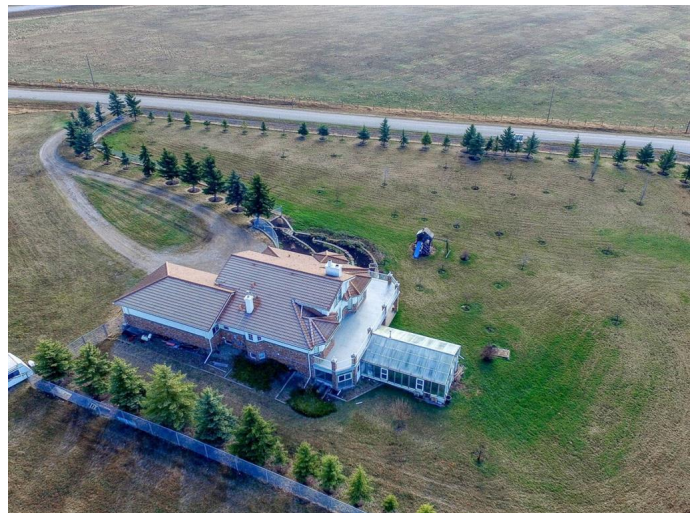
Bearspaw\_Calg, Rural Rocky View County,  
Alberta

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 1411

Zoning R-1

## **Listing Details**

Listing Office MARKETEDGE REALTY

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