

# \$1,999,900 - 84 Gray Way, Rural Rocky View County

MLS® #A2192239

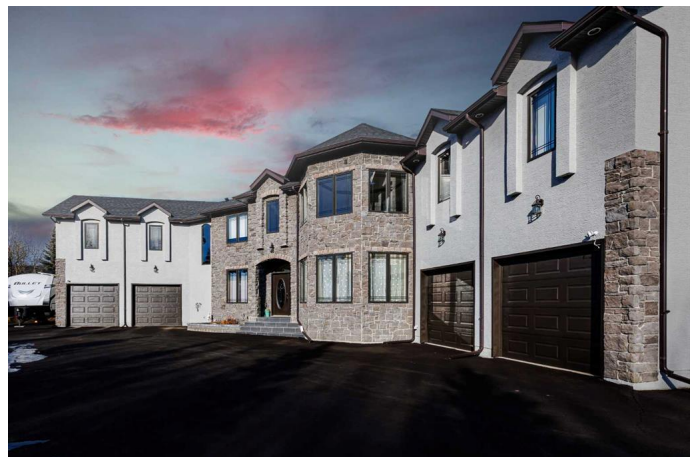
**\$1,999,900**

7 Bedroom, 5.00 Bathroom, 5,374 sqft

Residential on 2.17 Acres

Bearspaw\_Calg, Rural Rocky View County, Alberta

Nestled in the serene beauty of Bearspaw, within the prestigious community of Homestead, this 7,382 total square foot luxurious home, wrapped in a privacy setting of many trees around, offers a lifestyle that is nothing short of extraordinary. Positioned on an elevated vantage point, it provides unparalleled panoramic views of the breathtaking Alberta landscape from almost every window. Through the private gate, you'll be captivated by its striking architectural design, fresh coat of exterior paint, including garage doors, newly sealed driveway and new shingles. The vast estate spans over 2.17 acres, making it a perfect retreat for those seeking from the hustle of city life. Once inside, you'll be greeted by the expansive foyer leads into the hub of the home - a breathtaking living space with soaring 18ft ceilings with floor-to-ceiling windows that allow for an abundance of sunlight. The kitchen is a chef's dream, with top-of-the-line Viking and built in Miele appliances, custom cabinetry, and an oversized island that serves both as culinary creations and social gatherings. Adjacent to the kitchen, the open-concept dining and living area is perfect for hosting large family dinners or intimate gatherings with friends. The home boasts multiple oversized living areas, each designed with relaxation and entertainment in mind. Cozy fireplaces, rich wood finishes, and chosen details ensure that every room exudes an inviting and elegant atmosphere. The



master suite is a true sanctuary, offering a private retreat complete with a spa-like ensuite, where you can enjoy the two-person jacuzzi with the most breathtaking sunrise views or the steam shower with a heated towel rack. The double vanities, two walk-in closets with custom built-ins, and custom ironing board make your busy lifestyle at ease. The additional five bedrooms upstairs and two downstairs, each with walk-in closets, and the five bathrooms throughout the home offer ample space and comfort. The bonus room above the west wing provides a perfect area for your growing family or visiting guests to relax, enjoy movies or play games. The expansive upper deck or patio below from the walk-out basement is a perfect setting for dining or ideal for a hot tub. The manicured landscaping and lush lawns offer and a combination of native trees and spruce trees, with underground irrigation, create a delightful backdrop to enjoy bonfires under the stars by your own the fire pit. The unique layout of this home, with two separate wings, living space above, double garages below with the living room and kitchen as the hub, allows families to spread out without feeling crowded. Please note the driveway was recently resealed after the pictures were taken. Don't miss the opportunity to make this exceptional property your own and savor the awe-inspiring views that Alberta has to offer.

Built in 2007

### **Essential Information**

MLS® #	A2192239
Price	\$1,999,900
Bedrooms	7
Bathrooms	5.00
Full Baths	4
Half Baths	1

Square Footage	5,374
Acres	2.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	84 Gray Way
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1K7

### **Amenities**

Amenities	Other
Parking	Quad or More Attached

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar, Double Vanity
Appliances	Dishwasher, Dryer, Microwave, Oven, Washer, Window Coverings, Gas Cooktop
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Irregular Lot, Landscaped, Underground Sprinklers, Many Trees, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco

Foundation            Poured Concrete

### **Additional Information**

Date Listed            February 6th, 2025

Days on Market      36

Zoning                R1

HOA Fees             225

HOA Fees Freq.     ANN

### **Listing Details**

Listing Office        RE/MAX First

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