

22 North Valley Boulevard
Rural Rocky View County, Alberta

MLS # A2164155



\$2,595,000

Division:	Jewel Valley		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,512 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Quad or More Detached		
Lot Size:	3.95 Acres		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Lawn, Garden, No Neighbours Be		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Beverage Cooler, Built-in BBQ, Hot Tub, 2nd Built-in Oven, Security

SPECTACULAR French inspired country home situated on a PRIVATE 3.95 acre LOT backing onto 15.8 acres of NATURAL GREENSPACE in the coveted community of Jewel Valley in BEARSPAW! Boasting over 6,170 sqft of UPDATED luxurious living space with HEATED 4 CAR GARAGE, 5 fireplaces, 5 bedrooms + 4 full & 2 half baths, DEN/STUDY, DINING, family/theatre room wet bar. Enjoy time with FAMILY & FRIENDS outside with the many amenities & spaces for activities including: SPORTS COURT (Basketball, Volleyball, Pickleball, Badminton, HOCKEY), HOT TUB, putting green with bunker, over 2,000 sqft of patios, decks & verandas, playground, custom MASONRY outdoor fireplace & KITCHEN with built-in BBQ, sink + EVO flattop grill, south playing field for flag football and so much more! Spacious main floor with light filled GREAT ROOM & stone wrapped fireplace, built-ins + coffered ceiling details. Updated & bright Gourmet kitchen with designer off white cabinetry, WOLF + SUB-ZERO appliances, large island with top of the line QUARTZ countertops + backsplash, custom hoodfan, restoration hardware lighting, pull out pantry wall & nook with built-in storage. West facing formal dining with walls of windows & ceiling details leads right out to outdoor space & kitchen. 2 pc powder room & back entrance w/ built-in lockers round out the main level. Huge primary retreat with 1,000 sqft of bedroom & ensuite. Vaulted ceilings with fireplace & sitting area, COMPLETELY RENOVATED 6 pc ensuite with custom subway shower with 10 mil glass door & bench, free standing tub, dual vanities, separate water closet & 2 good sized walk-in closets. Huge 2nd bedroom, guest bedroom or studio with 4 pc bath & walk-in closet. Kids wing features 2 additional large bedrooms with full bathrooms + walk-in closets. Expansive lower level with full WET BAR, rec

area, family room/theatre, 5th bedroom/GYM, grand laundry room with in-floor heating, cabinets & sink , 2 pc bath & storage. R-RUR land use allows for potential secondary residence, garage/shop or carriage house. Additional upgrades and features include: EXTERIOR – underground sprinkler system, natural STONE exterior, aluminum clad windows, NEW custom front entrance GATE, security system, professionally landscaped lot with 200+ mature trees. INTERIOR – recently painted throughout, new flooring, light & plumbing fixtures, FULL A/C, built-in speakers throughout, solid core doors, HIGH SPEED INTERNET, and much more. Enjoy the escape of acreage LIFE in Jewell Valley with privacy & a sense of community with the convenience of being just minutes to the CITY. Amazing proximity to City Amenities: YMCA, LRT, Stoney Trail, Crowchild, Mountains, Shopping, Restaurants, Golf + Cycling. Exceptional property!