

**111 Woodland Lane  
Rural Rocky View County, Alberta**

**MLS # A2175959**



## \$2,999,900

<b>Division:</b>	Bears paw Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,000 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversiz		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Many Trees, Native F		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative, Shared Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	36-25-3-W5
<b>Exterior:</b>	Silent Floor Joists, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar

**Inclusions:** -

Discover Bears paw's most captivating and secluded 4-acre estate, featuring a 4,000 sqft masterpiece. Step into this gated estate and follow the paved driveway, flanked by serene ponds on either side, leading to a home of unmatched beauty and captivating curb appeal. Perfectly positioned on the property, this home stands elegantly with a welcoming front veranda, abundant guest parking along the side (with space for a pickleball court), and easy access to a heated, attached triple garage. This estate offers multiple play areas for kids, the ultimate saltwater pool with a slide, ample patio space for relaxing, and a pergola designed to seamlessly transform from a fully enclosed space to an open-air setting using automated retractable screens. Step inside to a grand formal entrance featuring a stylish built-in seat. The main level showcases beautiful hardwood floors extending through the staircase and upper hall. A cozy den features a built-in bookcase, and the spacious family room is filled with natural light and includes a custom wood/gas fireplace. The bright country kitchen overlooks the yard and has a large centre island, stainless steel appliances, a 6-burner gas stove with a griddle, and a walk-in pantry. The formal living room exudes elegance, and the dining room features double doors that open directly to the scenic yard, seamlessly blending indoor and outdoor living. A second wood/gas fireplace adds warmth and ambiance, creating an inviting atmosphere for gatherings and cozy evenings. A mudroom, laundry area, and additional 2-piece bath are conveniently located off the garage, with its basement staircase. Upstairs, four generously sized bedrooms await. The primary bedroom is a true sanctuary, featuring breathtaking vaulted ceilings that add grandeur and openness. The lavish 6-piece ensuite offers a spa-like experience with dual sinks, a deep soaking tub, an

oversized glass-enclosed shower, and premium finishes. A spacious walk-in closet completes this luxurious retreat, providing ample storage and an organized, elegant dressing area. Two full bathrooms serve the family, including a Jack-and-Jill bath connecting the second and third bedrooms. The fully developed basement is a luxurious home extension featuring two spacious additional bedrooms and a beautifully appointed full bathroom. A well-equipped gym with durable rubber flooring and a mirrored wall is ideal for fitness enthusiasts. The theatre room features an impressive large screen and projector for the ultimate cinematic experience. The wet bar, equipped with a fridge, dishwasher, and microwave, seamlessly flows into a spacious games room perfectly designed for entertaining and relaxation. This premier property offers a sophisticated, serene lifestyle, blending natural beauty with impeccable design for an unmatched private retreat.