

# \$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

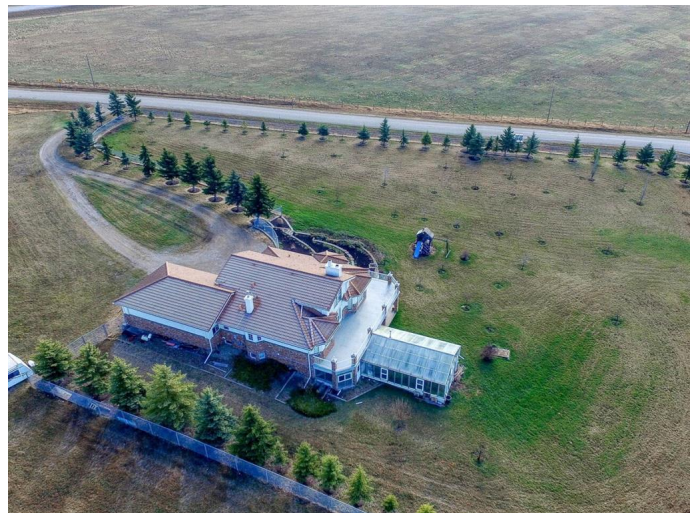
Bearspaw\_Calg, Rural Rocky View County,  
Alberta

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 1412

Zoning R-1

## **Listing Details**

Listing Office MARKETEDGE REALTY

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.