

# \$1,649,000 - 32 Gray Way Nw, Rural Rocky View County

MLS® #A2213107

**\$1,649,000**

4 Bedroom, 3.00 Bathroom, 3,081 sqft

Residential on 2.50 Acres

Bearspaw Acres, Rural Rocky View County, Alberta

Immaculate 2 Storey walkout on a perfect 2.5acre lot with a beautiful Evergreen tree border, not a hair out of place. The original owner of has taken meticulous care of this home. Nestled in a whisper quiet and pristine subdivision, The Gray Homestead. Custom built by SF Homes, the attention to detail is evident throughout, the quality Cherry cabinetry, flooring, vanities and woodwork has most certainly withstood the test of time. The main floor offers a large formal entry with vaulted ceiling, den, formal dining room, spacious powder room and laundry room. The great room overlooks the rear yard and enjoys unobstructed views of the rolling landscape of Bearspaw. Cozy gas fireplace in great room is accented by cherry wood built in bookcases and TV nook. Chef's kitchen offers a Stainless viking gas range and built in Dishwasher, New 4 compartment Fridge/Freezer, a convenient bakers block, granite countertops, with raised breakfast ledge and corner pantry. The upper floor has a loft space that opens onto a south facing balcony, and not an Inch of wasted space. A total of 4 bedrooms upstairs. The primary bedroom is spacious with an enormous walk in closet and truly spa like 5 piece ensuite. The ensuite has double vanities, and private water closet, jetted soaker tub and luxurious steam shower. The walkout basement is undeveloped but is roughed in for in floor heat. There are 2 furnaces and 2 hot water tanks, roughed in plumbing and loads of



windows for any development you desire.

Built in 2004

### **Essential Information**

MLS® #	A2213107
Price	\$1,649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,081
Acres	2.50
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	32 Gray Way Nw
Subdivision	Bearspaw Acres
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1K7

### **Amenities**

Amenities	None
Utilities	Cable Connected, Cable Internet Access, Electricity Connected, Garbage Collection, High Speed Internet Available, Heating Paid For, Natural Gas Connected, Phone Connected, Underground Utilities, Water Connected
Parking Spaces	3
Parking	Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Great Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Views, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	3
Zoning	CR
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bow 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.