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**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.