

PRIVATE ESTATE IN BEARSPAW



**33009 MOUNTAIN GLEN VIEW
BEARSPAW, AB
COMMUNITY OF MOUNTAIN GLEN ESTATES**

DEXTER/CO
LUXURY REAL ESTATE



PROPERTY SPECS

6 BD 6.5 BA 5,078.00 SF

- STUNNING CUSTOM BUILD
- FOUR CAR ATTACHED GARAGE WITH IN-FLOOR HEATING
- RADIANT IN-FLOOR HEATING LOWER LEVEL
- CONTROL 4 HOME AUTOMATION
- SPICE KITCHEN
- FOUR BEDROOMS ABOVE GRADE
- ADDITIONAL THREE CAR GARAGE & SHOP

PROPERTY STATS

PROPERTY TYPE	2 STOREY
YEAR BUILT	2008
TOTAL DEVELOPED SF	7,585.00
ABOVE GRADE SF	5,078.00
LOT SIZE	4.00 ACRES



EXTERIOR HOME FEATURES

- Asphalt tile roof shingles.
- Four car attached heated garage.
- Detached triple-car garage, connected by a breezeway & roughed in for phase 3 power.
- Finished with acrylic stucco, high-efficiency windows, custom copper accents.
- Back porch and upper balcony's.
- Covered entryway and round turret style finishes to the roof.
- Glass panel exterior railings.



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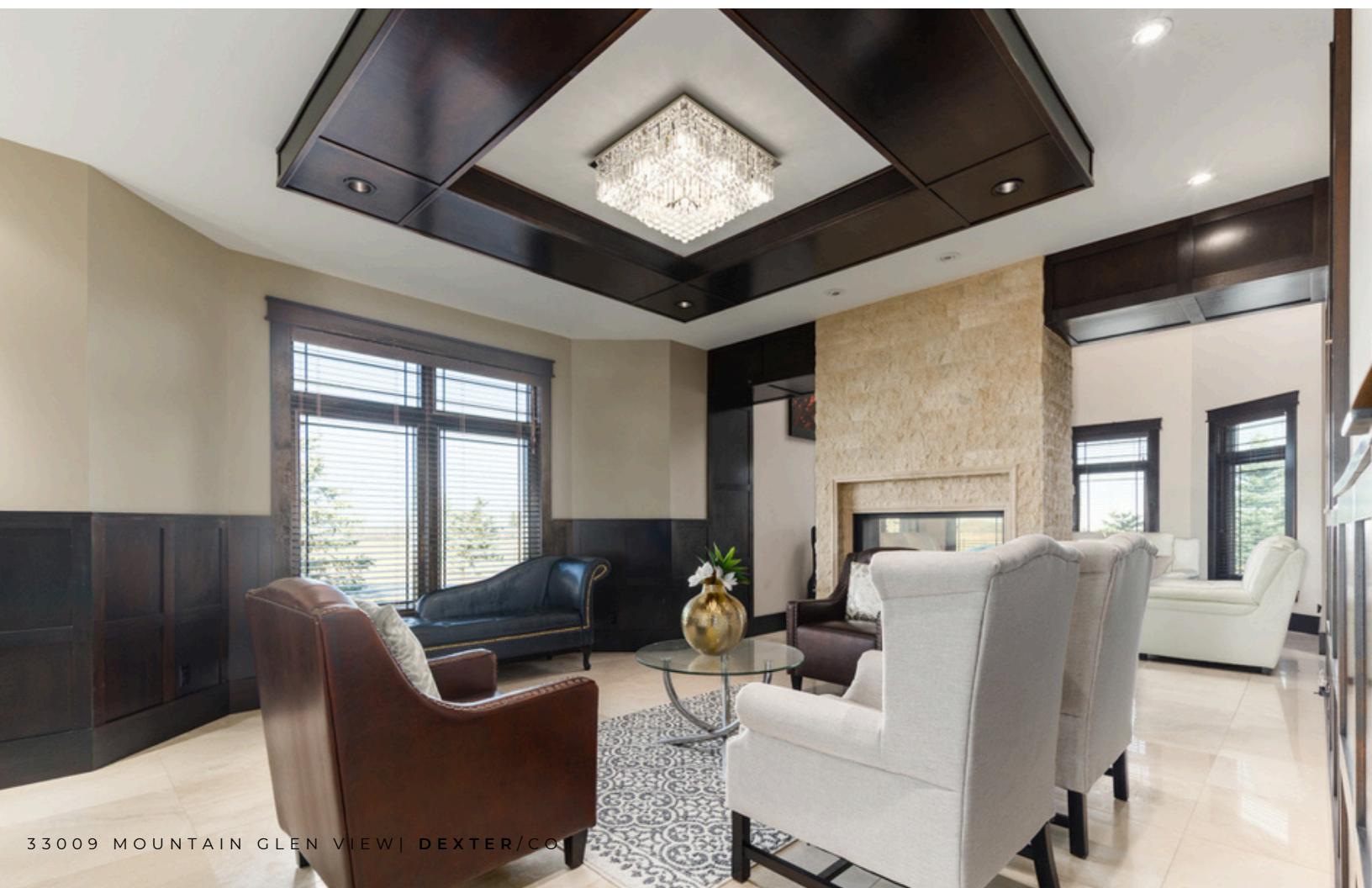
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LIVING QUARTERS FEATURES

- 42" premium crystal chandelier over solid maple wood spiral staircase
- Cone shaped vaulted ceiling & another 42" crystal chandelier
- Expansive floor-to-ceiling windows framed in natural wood
- Eye-catching floor to ceiling dual-sided marble fireplace
- Control 4 home automation throughout
- Marble floors all cut from the same quarry
- Plywood subfloor
- Solid wood doors throughout the home.
- Solid maple finishes and built in features
- Coffered ceiling in sitting area with a third 42" crystal chandelier
- Italian marble fireplace in living room









KITCHEN FEATURES

- Full luxury appliance package including dual wall ovens, built-in microwave, 6-burner gas range, refrigerator and dishwasher
- Rich solid maple wood floor to ceiling cabinetry
- Cabinet under-lighting
- Large island featuring thick Granite countertops
- Massive walk-in pantry
- Large open dining area anchored with access out to the patio
- Spice kitchen equipped with gas range, microwave, & second refrigerator







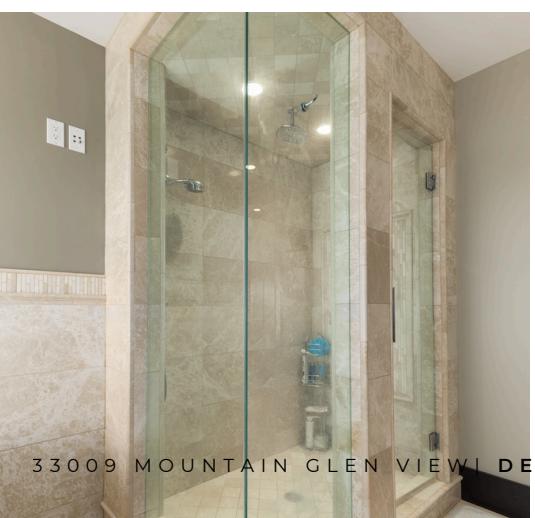
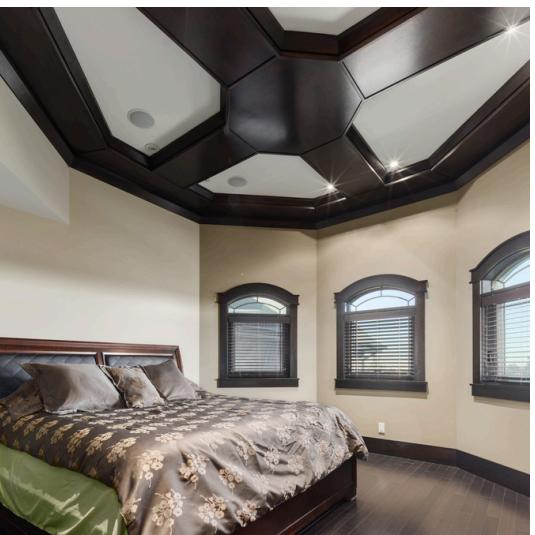
UPPER-LEVEL LIVING FEATURES

- Solid Maple hardwood floors throughout
- Large private primary bedroom with French doors leading to a large walk in closet
- Primary ensuite features marble tile, his & her vanities, large marble drop in soaker tub, water closet, marble stone tile accents, & large windows offering an abundance of light & privacy
- Additional two bedrooms with walk-in closets & ensuite bathrooms
- Fourth spacious bedroom with ensuite bathroom
- Vaulted and coffered ceiling features
- Sound proofing insulation between every room
- Maple & granite desk & several art nooks with lighting





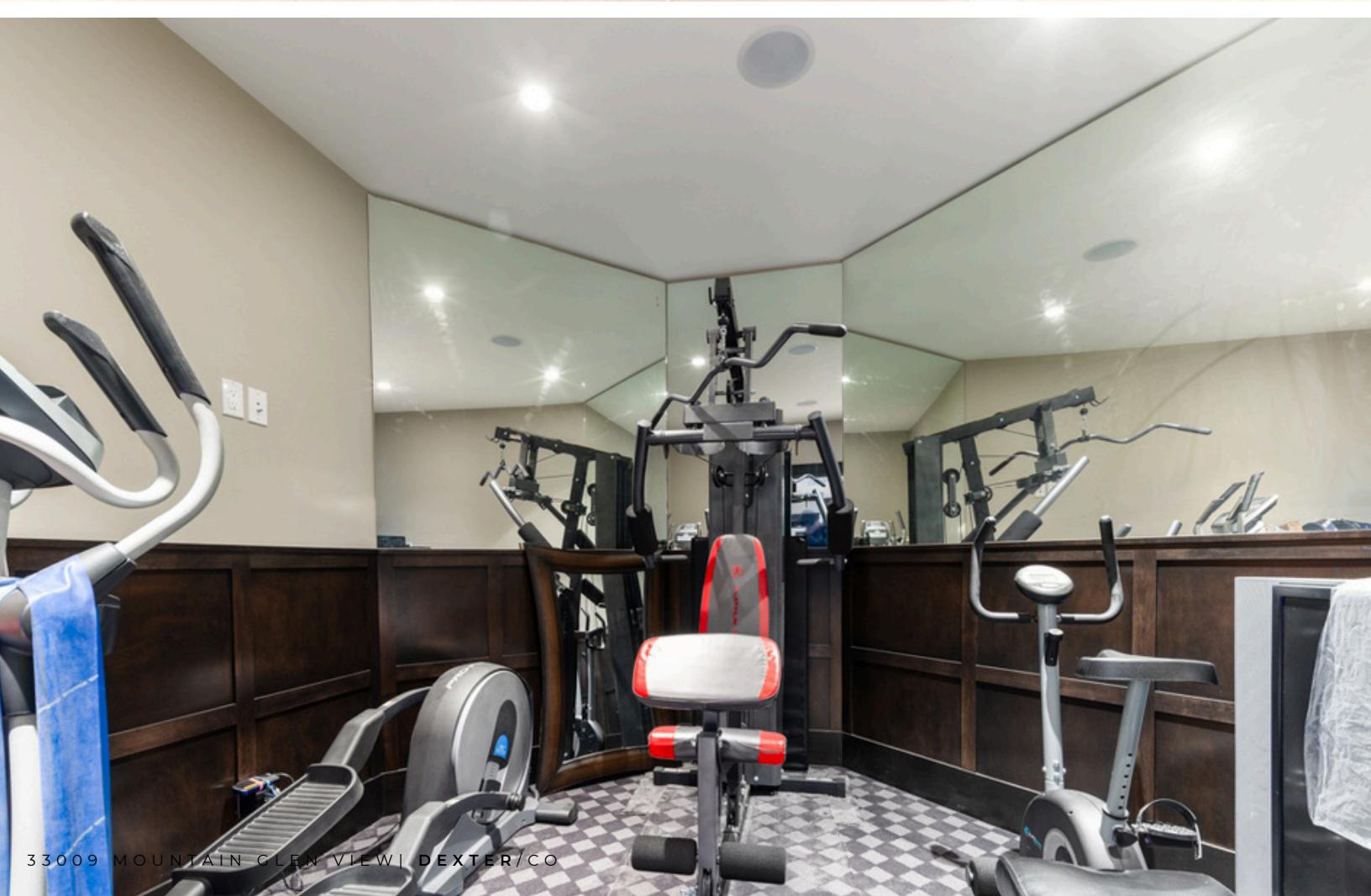
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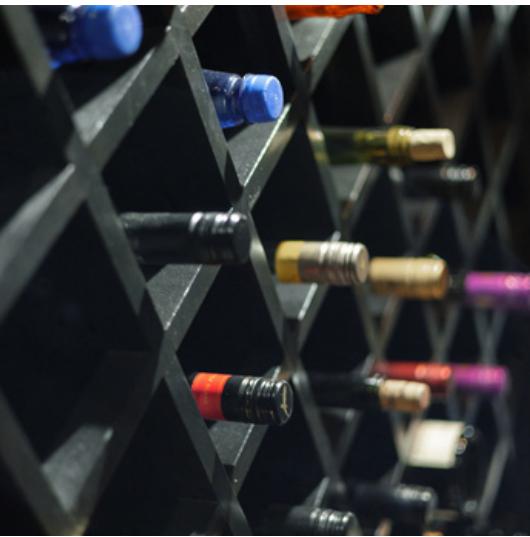


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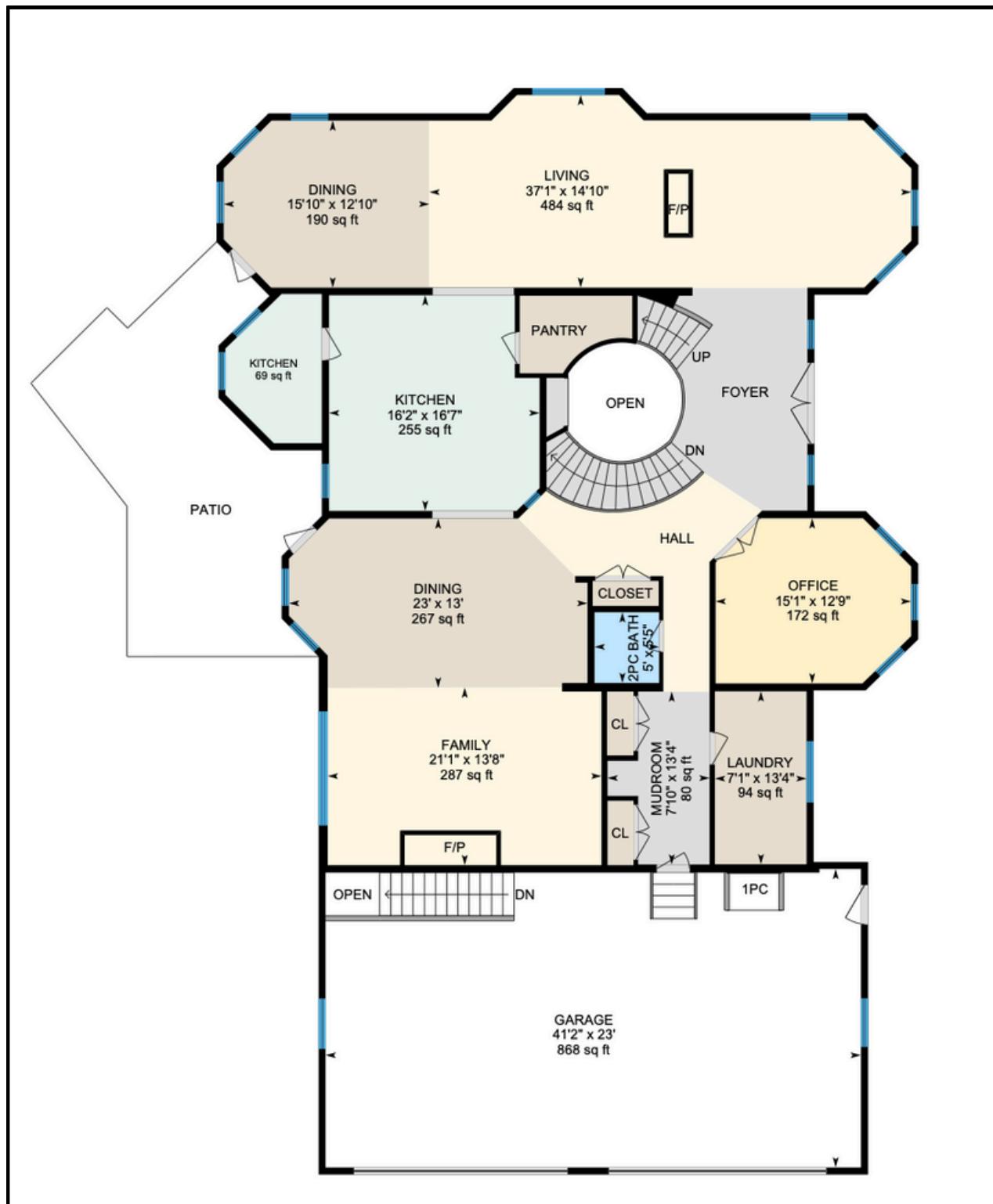
LOWER-LEVEL ENTERTAINING & LIVING

- Radiant in-floor heating throughout
- Marble tile flooring
- Pool table/games area
- Tiered home theatre with an overhead projector, 11.2 surround sound system, & 200" screen
- Home theatre complete with high quality sound proofing
- Bright home gym
- Lower level wet bar with wood panel details, tiered granite counter tops, & recessed lighting
- Wet bar includes two beverage fridges, ice maker and a dishwasher as well as maple cabinets for storage
- Wired for sound throughout
- Additional guest suite complete with walk in closet and 5-piece ensuite
- Three piece bathroom & additional bedroom
- Wine cold room to store 500+ bottles





MAIN-LEVEL FLOORPLAN



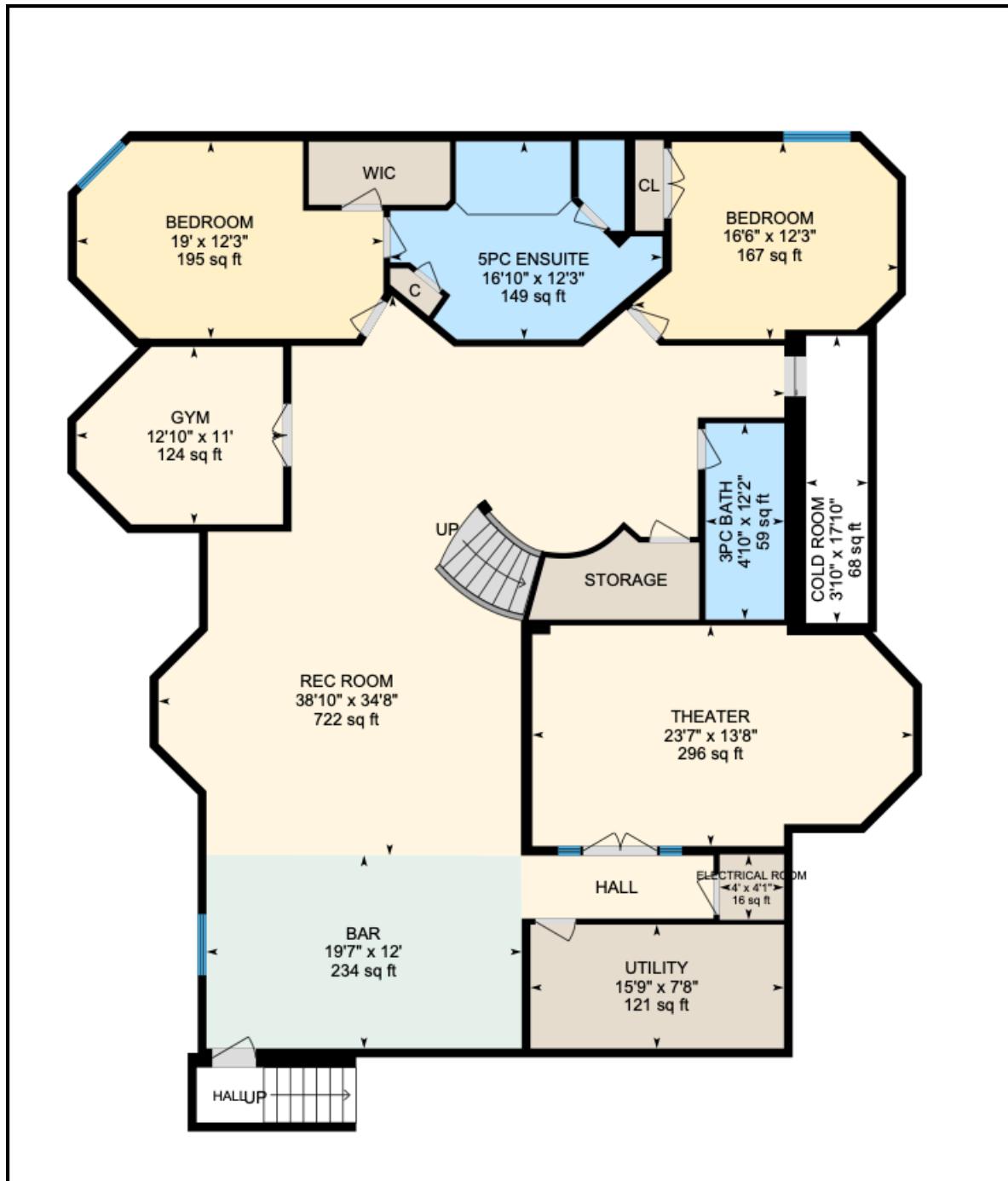
2,512 SF

UPPER-LEVEL FLOORPLAN



2,565 SF

LOWER-LEVEL FLOORPLAN



2,507 SF

COMMUNITY OF BEARSPAW

Nestled just outside Calgary, Bearspaw, Alberta offers a perfect blend of country living and city convenience, making it an ideal place to call home. This picturesque community is known for its expansive lots, stunning natural surroundings, and breathtaking views of the Rocky Mountains, providing residents with a peaceful and serene environment.

With its close proximity to Calgary, Bearspaw allows for easy access to all the amenities and services of the city, including shopping, dining, and entertainment, while maintaining the charm of rural living. The area is renowned for its exceptional quality of life, with opportunities for outdoor activities like hiking, horseback riding, and golfing, all set against the backdrop of beautiful landscapes.

Families are drawn to Bearspaw for its excellent schools, friendly atmosphere, and strong sense of community. Whether you're seeking a tranquil retreat, a spacious home, or a place where nature and modern living come together seamlessly, Bearspaw offers the perfect balance of comfort, convenience, and natural beauty.



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