# \$5,500,000 - 75 Gray Way, Rural Rocky View County

MLS® #A2179465

# \$5,500,000

6 Bedroom, 7.00 Bathroom, 6,002 sqft Residential on 3.36 Acres

Bearspaw\_Calg, Rural Rocky View County, Alberta

This architectural masterpiece offers an impressive fully furnished 13,500 SF of lavish living space, including a sprawling 2,700 SF gymnasium. A grand foyer, adorned with an imperial spiral staircase, warmly welcomes your guests. High ceilings grace this abode, featuring 7 bedrooms, 6 ensuite bathrooms, 3 additional bathrooms, an exercise room, a theatre room, and a formal dining room. This custom-designed residence offers an array of luxurious amenities, meticulously crafted for your entertainment and pleasure. The interior spaces are versatile, accommodating everything from formal dinners and cocktail soirA©es to movie nights, fully equipped karaoke system and lively games of basketball or badminton.

The main level also boasts a bright sitting area with a well-appointed bar, a games area, and a magnificent sunroom. The open gourmet kitchen comes equipped with high-end built-in appliances, satisfying even the most discerning chefs. The primary bedroom retreat is a true oasis, complete with a cozy sitting area, a balcony, a walk-in closet with custom organizers, a soothing waterfall shower, and a rejuvenating Jacuzzi tub.

Outside, a multi-level deck and terrace provide covered and open spaces for outdoor entertainment, all while offering panoramic views of the rolling Calgary hills. The private backyard is enveloped by lush landscaping and towering trees. With a 5-car insulated







oversized garage and ample paved parking for guests, convenience is never compromised. Ideally situated, this home is just a short 5-minute drive from Bearspaw Golf Club and only 10 minutes away from Calgary's shopping, restaurants, schools, and more. Designed with the principles of Feng Shui, this estate fosters balance and harmony between you and the natural world that surrounds it. Don't miss the opportunity to make this stunning property your own.

Built in 2008

### **Essential Information**

MLS® # A2179465 Price \$5,500,000

Bedrooms 6

Bathrooms 7.00 Full Baths 6

Half Baths 1

Square Footage 6,002 Acres 3.36 Year Built 2008

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 75 Gray Way

Subdivision Bearspaw\_Calg

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T3R 1K7

# **Amenities**

Amenities Recreation Room

Parking Spaces 8

Parking Double Garage Attached, Parking Pad, RV Access/Parking, Triple

Garage Attached

# of Garages 8

### Interior

Interior Features Bar, Bookcases, Built-in Features, Chandelier, High Ceilings, Kitchen

Island, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In

Closet(s)

Appliances Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher,

Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Warming

Drawer, Washer, Window Coverings, Wine Refrigerator

Heating High Efficiency, Forced Air

Cooling Central Air

Fireplace Yes
# of Fireplaces 5
Fireplaces Gas
Has Basement Yes

Basement Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Garden, Lighting, Private Yard

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Private

Roof Concrete

Construction Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed November 15th, 2024

Days on Market 351
Zoning R-1
HOA Fees 275
HOA Fees Freq. MON

## **Listing Details**

Listing Office Royal LePage Solutions

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