



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**31115 Morgans View**  
**Rural Rocky View County, Alberta**

**MLS # A2133084**



**\$2,999,000**

<b>Division:</b>	Morgans Rise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,095 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 3 half
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	2.40 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Lan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Stone, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	23-24-3-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry		

**Inclusions:** n/a

Welcome to 31115 Morgans View. 2.4 acres of land and a bowling alley plus a pond within the premises. Easy access Spring Bank Airport for private plane owners or pilot hobbyists and 10 minutes away from Webber Academy. Indulge yourself in luxury with an outdoor hot tub oasis featuring gas assist fireplace with views of the mountains and waterfront all in your back yard. Landscaped beautifully with rock and masonry for summer barbeques and an everyday getaway. Step out onto the terrace walk-out basement with tiered garden greenery. Pull into the quad garage in a home strategically designed to capture the essence of the surroundings beyond comprehension. Live and play in a cohesive layout of rich amenities and highly livable flow. Walk in the grand front door as the magnetism attracts with the utmost allure. Astounding bay windows command the premises with a two storey array of natural light. Make way to the extended deck encompassing the length of the owner's homestead. Floor to ceiling high end luxury finishes and fixtures as expected with an estate of this caliber. Chef's kitchen with butcher block countertop, large cooler, freezer and pantry. Appliances exquisitely built into the millwork with AGA ranges (IYKYK). Equipped with irrigation system, in-floor heating, central vacuum, speakers throughout, security system ready and smart home ready. Add your personal touch with a cork flooring flex room available to dedicate as a fitness/yoga studio, music room, cinema conversion, shop space, study, craft room, or a show room of your accomplishments and collectables. Entertain in style with a billiards table, poker nook, wet bar, multiple fireplaces, remote actuated hideaway TV, walk-out basement and a private bowling alley. With 8000± square feet of living space, 6 bedroom, 7 bathroom estate sitting on 2.40

acres.