



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

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**243045 Morgans Road**  
**Rural Rocky View County, Alberta**

**MLS # A2139951**



**\$2,850,000**

<b>Division:</b>	Morgans Rise		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,798 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Oversized, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Flood Plain, Few Trees, Low Maintenance La		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble, Slate	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	23-24-3-W5
<b>Exterior:</b>	Cedar, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Internet Access
<b>Features:</b>	Bar, Beamed Ceilings, Bidet, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Built by Jaymack Custom homes, this magazine quality, Southwestern designed family home features incredible exterior rundlestone, cedar and fir beam detailing, a majestic front entry, four upper-level bedrooms, an upper level library, a master suite encompassing the entire upper South wing, a two-storey great room, a main floor den and large formal dining room. The woodwork detailing is spectacular throughout the home done by exceptional craftsmen Jaymack is known for. The lower level is an entertaining haven with a gigantic walk behind bar, a games area, a tiered seating theatre room, a family room, another two-story bedroom with its own ensuite, an exercise room and a Tuscan wine cellar large enough to host a sommelier with dinner. The outdoor deck area features timber columns and is the perfect space for relaxing watching our beautiful Alberta sunsets. Enjoy over 7800 developed square feet of luxury living in one of the most beautiful estate communities ever to be developed in Springbank!