



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

**780-933-9938**  
pelchatsold@gmail.com

**33009 Mountain Glen View  
Rural Rocky View County, Alberta**

**MLS # A2159583**



**\$3,900,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	5,078 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Quad or More Attached, Triple Garage Detached		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Landscaped		

<b>Heating:</b>	In Floor, In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Marble	<b>Sewer:</b>	Septic Field, Septic System, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-RUR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, See Remarks, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Built-in Dual Wall Ovens, Built-in microwave, 2nd Dishwasher, 2nd Washer, 2nd Dryer, Ice Maker, 3 Wine Coolers, 4 Attached TVs & Mounts, 3pc Painting in Entrance, 1pc Painting in Sitting Room, Alarm System

Welcome to unparalleled luxury in Bears paw set on 4 acres. You are greeted by a grand foyer with a striking 42" premium crystal chandelier that cascades over a sweeping spiral staircase. The living room showcases soaring vaulted ceilings & another 42" crystal chandelier, complemented by a dual-sided gas fireplace with Italian Crema marble soaring to the ceiling. The room transitions seamlessly into the first of two elegant dining areas, boasting bright windows & direct access to a sprawling 5,000 sq.ft. concrete patio, prepped for an outdoor kitchen. The chef's kitchen is a masterpiece of design & functionality, featuring maple cabinetry with under-cabinet lighting and high-end SS appliances, including dual wall ovens, built-in microwave, 6-burner gas range, & large refrigerator, all anchored by a walk-in pantry. The spice kitchen is equipped with its own gas stove, microwave, & second refrigerator. Adjacent to the kitchen, the second dining room includes a built-in China cabinet with wine cooler & sink. This room flows into the family room, which is adorned with built-in bookcases, another gas fireplace with Italian Crema marble surround, & third 42" crystal chandelier. The first floor also features a sophisticated office with built-in bookcases & double French doors. The laundry room boasts dual washers & dryers, cabinets & sink. The mudroom, complete with closets & built-in bench, provides entry to the quadruple attached garage with in-floor heat. Ascending the grand staircase, you're greeted by a stunning walkway open to below, featuring a maple & granite desk & several art nooks with lighting. The primary suite is a sanctuary of luxury, boasting a dual-sided fireplace with Italian Crema marble, a private sitting area with a small balcony, & a 6pc ensuite with a 2-person steam shower, dual vanities, & 2-person jetted tub, all with electric

in-floor heat. The walk-in closet is a marvel with custom cabinetry & an island. On this level, two additional bedrooms feature 4pc ensuites with electric in-floor heat, while the fourth bedroom has a 5pc ensuite with dual vanities, a steam shower, a 2-person jetted tub, & a private balcony. The basement is a haven of entertainment & relaxation with a large rec room & sports bar complete with wine coolers, dishwasher, & ice maker, and cold storage wine cellar with space for 500+ bottles. The basement also features a gym, 3pc bathroom, & two additional bedrooms, one with a 5pc ensuite with dual vanities, soaker tub, & steam shower. The home theatre comes equipped with an overhead projector, 11.2 surround sound system, & 200" screen. Interior finishes include maple hardwood accents, solid core doors, soundproofing, & smart home audio system with 18 zones. The estate also features a detached triple-car garage, connected by a breezeway & roughed in for phase 3 power. The exterior is finished with acrylic stucco, high-efficiency windows, custom copper accents. This is more than a home—it's a statement of sophistication & luxury.