

**3 Woodlands Estates Crescent  
 Rural Rocky View County, Alberta**
**MLS # A2277908**

**\$2,850,000**

<b>Division:</b>	Bearspaw_Calg	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 and Half Storey, Acreage with Residence	
<b>Size:</b>	6,514 sq.ft.	<b>Age:</b> 2000 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b> 5 full / 1 half
<b>Garage:</b>	Quad or More Attached	
<b>Lot Size:</b>	4.27 Acres	
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Garden, Landscaped, Lawn, Many Trees, Na	

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile, Slate, Tile, Wood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	1-26-3-W5
<b>Exterior:</b>	Concrete, Log, Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Pantry, Recessed Lighting, Sauna, Separate Entrance, Soaking Tub, Storage, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Sauna; garage door controllers, garage heater, 2 Sub Zero refrigerated drawers, wine fridge is bar fried in pantry, bar fridge and microwave in primary bedroom kitchenette included. In the suite there is a refrigerator, dishwasher, microwave, hood fan, glass cooktop, trash compactor, and wall oven.

\*\* Watch the full CINEMATIC property tour\*\*\* Masterfully crafted by McKinley Masters, this stunning alpine residence is a celebration of rustic elegance and unparalleled craftsmanship. Nestled among towering pines on a sprawling lawn, the home exudes timeless lodge-inspired charm while offering every modern comfort. 10 min drive to all amenities in NW Calgary, and easy access to Hwy 1. The foyer adorned with hand-selected knotty pine sets the tone for the alpine detailing that flows seamlessly throughout the entire home. The living room, covered in natural light, features heated floors and a striking grand stone fireplace—a perfect gathering place for family and friends. The custom kitchen is a masterpiece of design, with a central island, hickory cabinetry, stainless steel appliances, and sweeping views of the backyard. Adjacent, for seamless entertaining and high functionality for family meals is the formal dining room, framed by exposed pine beams. This floor also has 1 oversized bedroom with 4-piece ensuite bathroom with a private entrance for ultimate flexibility. Designed for multi-generational living, the second floor offers a fully independent illegal suite with its own kitchen with eating area, laundry room 5- piece bathroom ensuite and private backyard access. All 3 additional bedrooms on this level feature vaulted ceilings, rich alpine accents, 1 with a 4-piece ensuite bathroom and another 6-piece bathroom that services the other 2 bedrooms creating a serene retreat atmosphere for all. The great room impresses with soaring ceilings, a 2nd wood burning masonry fireplace, and sun-drenched south-facing windows—an ideal space to entertain or unwind. The third-floor primary wing is a sanctuary of alpine luxury: vaulted ceilings, oversized windows, personal seating area, spacious kitchenette, private balcony overlooking lush greenery, dual

walk -in closets and your own spa; five-piece bath with jetted tub, cedar lined sauna, with water access, dual vanities, separate glass door shower with frosted windows. Every detail—;from hickory cabinetry and built-in shelving to expansive outdoor spaces and cedar garden plots—;reflects thoughtful design and artisanal quality. The exterior elevation boasts 40 foot pine timber columns, a paved patio space, fenced in dog run, knotted pine railings, firepit, shed and landscaped cedar gardens. This estate is more than a home—;it's a celebration of alpine architecture, craftsmanship, and multi-generational living, offering a private, luxurious retreat in one of Woodlands Estates—;most coveted settings.