

**31210 Woodland Way**  
**Rural Rocky View County, Alberta**

**MLS # A2296922**



**\$2,900,000**

<b>Division:</b>	Bears paw_Calg		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,955 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Heated Garage, Oversized, Quad or More Attached		
<b>Lot Size:</b>	3.24 Acres		
<b>Lot Feat:</b>	Front Yard, Many Trees, Private, Views		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** Co-operative, Public

**Floors:** Carpet, Hardwood, Stone

**Sewer:** Private Sewer, Septic System

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** 2-26-3-W5

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CRD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bidet, Central Vacuum, Chandelier, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Sauna, Steam Room

**Inclusions:** Reneka Espresso Machine (in basement bar), Central vacuum accessories, John Deere tractor lawnmower, Cub Cadet snow blower, Reverse Osmosis System

Expansive acreage living just minutes from Calgary. Set on 3.24 acres and well removed from highway noise, this property offers privacy, open views, and a functional layout designed for both daily living and entertaining. The 6-bed, 5-bath home features just under 4,000 sq. ft of above grade living space plus 1,500 sq. ft of developed walkout basement space. A large wraparound driveway provides easy access to the oversized attached in-floor heated garage and an attached heated oversized shop with its own separate entrance. Inside, the main level is anchored by a spacious kitchen with a central island, premium gas-burning Wolf range, and a full-size Sub-Zero refrigerator. Living areas are enhanced by a natural stone wood-burning fireplace with gas assist (gas lighter). In-floor heating runs throughout the entire home, providing consistent comfort, while dual-zone furnace and air conditioning systems allow for efficient climate control. Built with efficiency in mind, the home features triple-pane windows and R35 insulated walls, contributing to strong overall energy performance and low energy bills. The upper level includes a well-appointed primary suite with a see-through natural stone wrapped fireplace showing through to the 6-piece ensuite, which features a spacious walk-in closet, a double-width jetted tub, and a full body shower/two-person steam room. Three additional bedrooms, a 5-piece bathroom, and a full laundry room with a sink and Bosch appliances complete the main-upper level. The second level features a dedicated theatre room with fully reclining leather seating, its own separate bathroom, and private balcony, creating a true at-home cinema and entertainment space. The fully developed walkout basement includes a wet bar, wine cellar with a built-in counter and sink, two additional bedrooms, a 3-piece bathroom, and a large

recreation/games room offering excellent space for guests or extended family. With generous landscaped yard space with mature trees, unobstructed views, and proximity to Calgary, this property combines rural scale and privacy with city convenience.