Al Beatty
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14 Nagway Court
Rural Rocky View County, Alberta

MLS # A2315382



$3,300,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,220 sq.ft.	**Age:**	1973 (53 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	16.85 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Irregul		

Heating:	Forced Air	**Water:**	Co-operative
Floors:	Carpet, Laminate	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Siding	**Zoning:**	R-RUR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Beamed Ceilings, Built-in Features, High Ceilings, Open Floorplan, Separate Entrance, Storage		

Inclusions: All appliances as is.

An exceptional 16.85 acre parcel just seconds from the city limits, this remarkable property offers the perfect balance of peaceful country living with unbeatable urban convenience. Residents and their guests can also enjoy exclusive access to a private 9-acre reservoir, ideal for canoeing, kayaking, and enjoying the tranquility of the natural surroundings. Set on a wildlife corridor with deer, moose, herons and assorted ducks and geese. With breathtaking views of downtown and the mountains from various points across the property, the setting is nothing short of spectacular. Whether enjoying your morning coffee as the sun rises over the city skyline or taking in the mountain views at sunset, this home delivers an extraordinary backdrop in every season. Inside, the home welcomes you with a thoughtfully designed layout that blends comfort, functionality, and timeless character. Just off the front entrance, a dedicated office with built-in cabinetry creates the ideal work-from-home space or private study area. The kitchen is designed for both everyday living and entertaining, featuring an open connection to the eating nook and a beautiful window above the sink overlooking the side yard, allowing natural light to pour into the space. The eating nook offers direct access to the back patio and outdoor living area, making indoor-outdoor entertaining effortless. The spacious living room is filled with warmth and charm, highlighted by a stunning wood-burning fireplace with a stone surround, soaring vaulted ceilings, and large windows that capture the surrounding scenery. The adjoining dining area provides ample space for hosting family gatherings and special occasions. The main floor features a spacious primary retreat complete with a private 3-piece ensuite. A luxurious 4-piece bathroom with dual vanities and a large jetted soaking tub serves the additional four generously sized bedrooms on the

main level, offering comfortable accommodations for family and guests alike. Convenience continues with a main floor laundry room complete with a sink and additional storage space. The fully developed basement expands the home’s living space even further. A second wood-burning fireplace with a classic brick surround anchors the recreation area, creating the perfect setting for cozy evenings or entertaining. The basement also offers walkout access to the driveway area, adding flexibility and functionality. A versatile flex room with its own 3-piece ensuite provides endless possibilities for guests, extended family, a home gym, or hobby space. To complete the lower level, enjoy your very own sauna and shower — a private retreat designed for relaxation and wellness. Rarely does a property combine acreage living, stunning views, spacious interiors, and proximity to the city so seamlessly. This is a truly unique opportunity to own a private oasis with room to live, work, entertain, and unwind — all within moments of city amenities.

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