Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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33 Longeway Place
Rural Rocky View County, Alberta

MLS # A2345259



$3,495,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,011 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	6	**Baths:**	5 full / 1 half
Garage:	Double Garage Detached, Driveway, Front Drive, Triple Garage Attached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Treed		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stone, Stucco, Wood Frame	**Zoning:**	R-RUR
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Second Dishwasher

Privately set on four treed acres in South Springbank, this custom-built - and newly renovated Taradar home offers the perfect combination privacy and character, with a park-like setting that feels removed from the city while remaining minutes from Springbank schools and West Calgary amenities. Offering over 7,783 SF of total living space, the home is substantial without losing it’s warm, family feel. The quality of this home must be emphasized: full bed natural stone, rich wood detailing, limestone flooring and the sweeping curved staircase create a memorable first impression, while large windows throughout frame the mature trees surrounding the property. The main floor offers an impressive variety of living spaces, including formal dining, a spacious family room, living room, private office and a beautiful study with extensive custom millwork. A custom built masonry wood-burning fireplace with a natural gas starter adds warmth and character to the family room and ties in the kitchen. At the heart of the home, the new kitchen pairs crisp white cabinetry and quartz countertops with a substantial island, premium CAFÉ stainless appliances, two dishwashers and abundant storage. The layout provides plenty of room for both everyday family life and larger gatherings, with multiple spaces to gather or retreat throughout the main level. Also on the main is a main-floor bedroom with its own 3-piece ensuite which adds flexibility for guests, extended family or an additional workspace. The attached oversized garage, large mudroom and practical secondary spaces make the home as functional as it is impressive. Upstairs, the primary suite feels like a private retreat, with a fireplace, sitting area, access to the outdoors and a beautifully updated ensuite featuring a freestanding tub, large glass shower and double vanity. Extensive custom cabinetry and a walk-in closet

provide exceptional storage. Three additional bedrooms, multiple bathrooms, an upper den and laundry complete this level, giving families an incredible amount of space without sacrificing privacy. The lower level adds even more flexibility with a large recreation room, fifth bedroom, 4-piece bathroom, walk-in closet and extensive storage. Sports Families will LOVE the ‘hockey room’ featuring plywood walls, perfect for a hockey shooting range, future golf sim room, or a multitude of other activities. Additionally there is a separate oversized double heated shop/ garage for all your toys & equipment. The grounds are spectacular with hundreds of mature trees creating remarkable privacy, with expansive lawns, firepit, dedicated dog run, Celtic rock garden and a large open rec area with space for your ODR. With 4 fenced acres, your dream of keeping your horse at your property is now a possibility. less than 5 minutes to the new COSTCO, or 25 minutes to downtown Calgary. A full renovation and feature list is available - call your favourite REALTOR® to arrange a private viewing.

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