Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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7 Gray Way NW
Rural Rocky View County, Alberta

MLS # A2350738



$3,450,000

Division:	Bearspaw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,042 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces		
Lot Size:	2.08 Acres		
Lot Feat:	Back Yard, Corner Lot, Creek/River/Stream/Pond, Dog Run Fenced In, Front		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	**Water:**	Co-operative
Floors:	Carpet, Hardwood, Tile	**Sewer:**	Septic System
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	**Zoning:**	R-CRD
Foundation:	Poured Concrete	**Utilities:**	Electricity Connected, Natural Gas Connected, Water

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Car Lift, Pool Table, TV's- All, Window Coverings - All, Control 4 Home Automation With all Audio/Speakers, TV Mounts, Ice Maker, Security System and Cameras, All Gym Equipment, All Garage hooks and slat board hangers, Water Softner

Nestled within the serene landscapes of The Gray Homestead at Bearspaw, this exquisitely crafted bungalow offers a sanctuary of refined living, seamlessly blending comfort and elegance. Upon entry, one is greeted by expansive spaces, characterized by hardwood floors, plush carpets, and tile accents that flow throughout the home, creating an atmosphere of understated luxury. A recently renovated kitchen serves as the heart of this residence, showcasing gleaming granite countertops, thoughtfully designed cabinetry, and modern appliances—a space destined for both culinary artistry and casual gatherings. Beyond the kitchen, the open floor plan unfolds, revealing inviting living areas adorned with high ceilings. Five generously sized bedrooms provide ample space for family and guests, including a primary suite featuring a five-piece ensuite bathroom and a oversized walk-in closet, ensuring ultimate relaxation and privacy. Below grade, a fully finished basement provides additional living space with two additional bedrooms, a wine cellar, entertainment area with a wet bar, and an Indoor pool. Outside, the property is embraced by meticulously landscaped grounds, including a sprawling front and rear patio, and balcony that can be accessed from the kitchen or rear patio. The entire property is complemented by numerous mature trees and an underground sprinkler system for effortless maintenance. An expansive lot, spanning 2 acres, affords breathtaking views and ample space for outdoor pursuits, including pickle ball, basketball, or simply enjoying the tranquility of the park-like exterior. Car Enthusiasts will appreciate the convenience of a five-car garage equipped with built-in tool cabinets and a car lift, ensuring secure storage and organization. With its indoor heated pool, accessible year-round, plus a sport court for recreation, this residence is more than just a

home; it’s a lifestyle—a harmonious blend of luxury, functionality, and natural beauty within a vibrant community boasting golf, nearby schools, and unlimited outdoor pursuits.

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