

**36 West Meadows Drive  
Rural Rocky View County, Alberta**

**MLS # A2132275**



**\$3,750,000**

<b>Division:</b>	Westridge Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	5,472 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Concrete Driveway, Driveway, Electric Gate, Garage Faces Front, Gated, Over		
<b>Lot Size:</b>	3.41 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas, Zoned	<b>Water:</b>	None
<b>Floors:</b>	Carpet, Concrete, Hardwood, Tile	<b>Sewer:</b>	None
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	17-24-2-W5
<b>Exterior:</b>	Metal Frame, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Primary Downstairs, Separate Entrance, Storage		

**Inclusions:** Countertop Grill, Range Hood, Vanity Stool, Pool Table and Accessories, Dart Board, Bar Stove, Dishwasher, Hot Tub, Pool Accessories, Pool Area Refrigerator. TV in treehouse, Car charger, gym equipment

This exquisite walkout bungalow sits gracefully on 3.41 acres of serene landscape, boasting unparalleled vistas of the majestic Rocky Mountains and the Elbow River Valley. Upon entering the gated premises, you're greeted by a picturesque tree-lined driveway guiding you to this magnificent residence. Stepping into the grand foyer, adorned with a stunning barrel ceiling, you're immediately captivated by the awe-inspiring views that unfold through the expansive floor-to-ceiling windows of the great room. Here, amidst the natural splendor, relaxation and tranquility abound. Spanning over 12,000 sq. ft., this luxurious abode offers four bedrooms and 4.5 bathrooms, including a lavish master suite with a spa-inspired ensuite. For entertaining, the vast deck provides an idyllic setting to gather with loved ones and relish the panoramic beauty surrounding you. The walkout lower level is an entertainer's paradise, boasting a spacious games area, family room, second kitchen, and bar, alongside an indoor pool, hot tub, and a fully-equipped gym with changing facilities. Whether unwinding, socializing, or staying active, this home caters to every whim. Additionally, heated garages for 6 cars, ample space for recreational vehicles, a charming treehouse, a serene pond, and a delightful gazebo ensure that every family member discovers their own haven within this enchanting property. It's a place where cherished memories are made, and dreams are brought to life.