



DON'T GAMBLE WITH YOUR HOME.
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**30124 Bunny Hollow Drive
 Rural Rocky View County, Alberta**

MLS # A2167438



\$4,198,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,358 sq.ft.	Age:	2018 (6 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	25.88 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Lawn, Gentle Sloping, Greenbelt		

Heating:	Combination, In Floor, Forced Air	Water:	Well
Floors:	Carpet, Tile, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	12-26-3-W5
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)

Inclusions: Freezer in Garage, Sky Light Remote

Nestled on a stunning 25.88-acre sub-dividable lot, this incredible acreage offers the ultimate blend of natural beauty and luxurious living. The land is richly adorned with mature trees, rolling hills, and serene ponds, creating a peaceful haven that is perfect for equestrian enthusiasts, complete with multiple horse shelters and fenced pastures. As you step into the main entrance, you're welcomed by an open-concept design that flows effortlessly into the heart of the home. The grandeur of the space is amplified by soaring 9-foot ceilings and expansive floor-to-ceiling triple glazed windows, allowing natural light to flood the main living area. At the heart of the home, the gourmet kitchen is a chef's dream, boasting custom cabinetry, a striking central island, and top-tier appliances, including a Sub-Zero refrigerator and a Wolf gas stove. Ideal for both intimate dinners and grand entertaining, the kitchen opens to a formal dining area that extends to a large back deck, offering breathtaking views of the property's rolling landscape. Just off the kitchen, the spacious living room invites you to relax in front of a sleek, ultra-modern wood-burning stove, capable of heating the entire home if desired. The room's 11-foot ceilings & floor-to-ceiling windows continue the theme of bringing the outdoors in, framing picturesque views of the estate. The main floor also features the primary bedroom, a peaceful retreat with direct access to a private balcony where you can enjoy your morning coffee while taking in the tranquil surroundings. This thoughtfully designed room includes a generous walk-in closet and a luxurious 5-piece ensuite. A second bedroom on the main level offers large windows and a 4-piece ensuite, providing comfort and privacy. The lower level of the home offers even more space for family and friends, with a spacious family room and three additional bedrooms. Two of

these bedrooms are connected by rough-ins for a Jack and Jill bathroom, offering convenience and versatility. The walkout lower level opens directly onto the property, presenting an ideal opportunity to create an additional outdoor living space, such as a patio that capitalizes on the estate's stunning views. Rounding out the home is an oversized triple garage with heated floors, which connects to a large mudroom and laundry room on the main level, providing ample storage and practicality. This high efficiency property is more than just a home—it's an exceptional lifestyle opportunity, offering endless potential for those seeking a serene retreat with the conveniences of modern luxury just minutes from Calgary.