

# \$2,499,900 - 131 North Valley Bay, Rural Rocky View County

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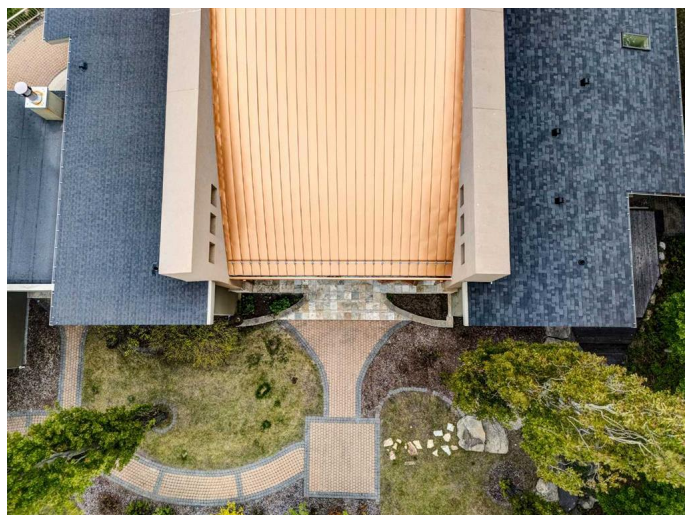
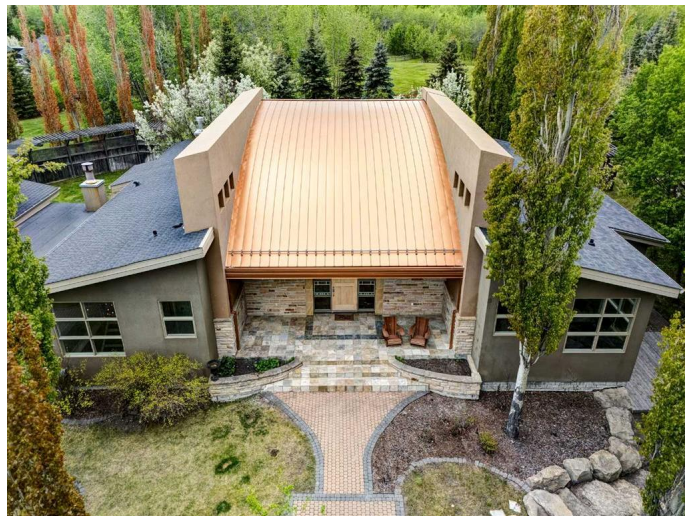
MLS® #A2225971

**\$2,499,900**

5 Bedroom, 5.00 Bathroom, 3,900 sqft  
Residential on 3.95 Acres

Jewel Valley, Rural Rocky View County,  
Alberta

The Jewel of Jewel Valley is this one-of-a-kind home! This award-winning custom-built home by McKinley Masters is an amazing combination of contemporary luxury & acreage living, sprawling across a 4 acre lot this amazing bungalow boasts a total of 4 bedrooms & 5 bathrooms! Located in Jewel Valley, one of Bearspaw's most sought after neighbourhoods; this breathtaking home boasts over 6,500 sqft of developed living space. A captivating foyer welcomes you to this home with soaring 20 ft ceilings featuring an amazing barrel vault with open beams, a wall of windows to take in the view, new luxury vinyl plank flooring and a sprawling floor plan. These details are just the beginning of the high end finishings and attention to detail that make this home so unique & luxurious. The gourmet kitchen is a chef's dream, that was built to entertain with an oversized island featuring granite countertops & clean and neat style cabinetry & high end built-in appliances including your built-in wine fridge. The kitchen is complimented by the spectacular dining room & open great room perfect for hosting a large gathering. A 3 way fireplace separates the kitchen from the spacious dining area with vaulted ceilings. The main floor living spaces connect to the outdoors through a protected courtyard, a perfect place to enjoy the sunny exposure and enjoy the amazing grounds of



this home or socialize in the covered pergola area with a gas fireplace! The main level boasts 2 bedrooms, one of which is currently being used as an office and features custom built-ins. The unbelievable master retreat is an idyllic oasis. The room itself features perfectly placed windows & a vaulted ceiling, allowing for tons of natural light, 2 walk in closets with built-ins and skylights. The retreat is finished off with a spa inspired ensuite with over sized limestone shower, soaker tub, heated floors and a connected private laundry room. 2 additional baths (2-piece & a new 3-piece) and a functional mudroom with additional laundry complete the main floor. Above the triple car garage is a lovely loft area with a vaulted bonus room & office space, a perfect place to work from home. The fully finished basement offers in floor heating and more functional entertaining space with a recreation room, bar area with cocktail sink, wine room, full sized work out room with rubber flooring and mirrors, 3 huge additional bedrooms with massive closets and one with its own ensuite, another full bathroom and an additional area for laundry hook ups that could provide a totally separate living space on the lower level. Outside youâ€™ll be able to enjoy the serene location with a wraparound patio, built in gas fireplace & fully landscaped backyard including a fenced area, stocked fish pond and the amazing location of Jewel Valley! Amazing curb appeal with a paved private driveway, outstanding architectural detailing & an attached triple car garage with in floor heating & dog wash! This home is a MUST SEE TO APPRECIATE!!!

Built in 1995

### **Essential Information**

MLS® #	A2225971
Price	\$2,499,900

Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,900
Acres	3.95
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	131 North Valley Bay
Subdivision	Jewel Valley
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1H9

### Amenities

Amenities	None
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Warming Drawer
Heating	Boiler, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Landscaped, Many Trees, Private
Roof	Asphalt, Metal
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	3
Zoning	R-CRD
HOA Fees	300
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Real Broker
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