

# **\$1,598,500 - 32 Gray Way Nw, Rural Rocky View County**

MLS® #A2244661

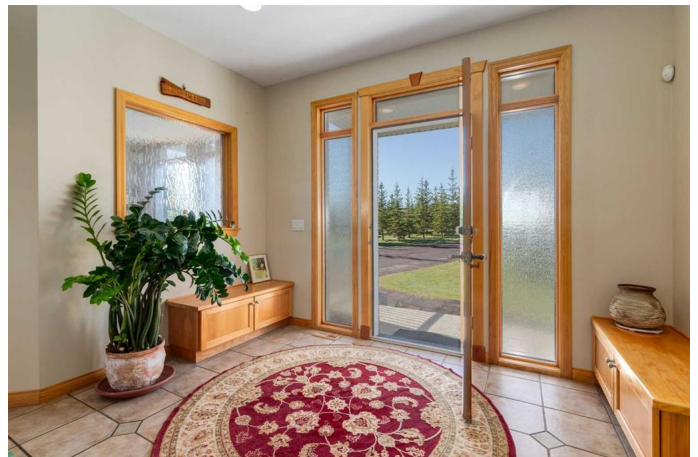
**\$1,598,500**

4 Bedroom, 3.00 Bathroom, 3,081 sqft

Residential on 2.50 Acres

Bearspaw\_Calg, Rural Rocky View County, Alberta

Immaculate 2 Storey walkout on a perfect 2.5acre lot with a beautiful Evergreen tree border, not a hair out of place. The original owner of has taken meticulous care of this home. Nestled in a whisper quiet and pristine subdivision, The Gray Homestead. Custom built by SF Homes, the attention to detail is evident throughout, the quality Cherry cabinetry, flooring, vanities and woodwork has most certainly withstood the test of time. The main floor offers a large formal entry with vaulted ceiling, den, formal dining room, spacious powder room and laundry room. The great room overlooks the rear yard and enjoys unobstructed views of the rolling landscape of Bearspaw. Cozy gas fireplace in great room is accented by cherry wood built in bookcases and TV nook. Chef's kitchen offers a Stainless viking gas range and built in Dishwasher, New 4 compartment Fridge/Freezer, a convenient bakers block, granite countertops, with raised breakfast ledge and corner pantry. The upper floor has a loft space that opens onto a south facing balcony, and not an Inch of wasted space. A total of 4 bedrooms upstairs. The primary bedroom is spacious with an enormous walk in closet and truly spa like 5 piece ensuite. The ensuite has double vanities, and private water closet, jetted soaker tub and luxurious steam shower. The walkout basement is undeveloped but is roughed in for in floor heat. There are 2 furnaces and 2 hot water tanks, roughed in plumbing and loads of



windows for any development you desire.

Built in 2004

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2244661                         |
| Price          | \$1,598,500                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 3,081                            |
| Acres          | 2.50                             |
| Year Built     | 2004                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 32 Gray Way Nw          |
| Subdivision | Bearspaw_Calg           |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3R1K7                  |

### Amenities

|              |                                                                                                                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Other                                                                                                                                                                                                              |
| Utilities    | Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Heating Paid For, High Speed Internet Available, Phone Connected, Water Connected, Cable Internet Access, Underground Utilities |
| Parking      | Driveway, Garage Door Opener, Garage Faces Front, Triple Garage Attached                                                                                                                                           |
| # of Garages | 3                                                                                                                                                                                                                  |

### Interior

|                   |                 |
|-------------------|-----------------|
| Interior Features | No Smoking Home |
|-------------------|-----------------|

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating         | In Floor Roughed-In, Forced Air, Natural Gas                                     |
| Cooling         | None                                                                             |
| Fireplace       | Yes                                                                              |
| # of Fireplaces | 1                                                                                |
| Fireplaces      | Gas, Great Room, Mantle                                                          |
| Has Basement    | Yes                                                                              |
| Basement        | Full, Unfinished, Walk-Out                                                       |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Lot Description   | Sloped, Views      |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 20              |
| Zoning         | CR              |
| HOA Fees       | 150             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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