



108 GRIZZLY Rise Rural Rocky View County AB

\$1,299,000

COUNTRY LIVING! CITY CONVENIENCE! Enjoy comfort & luxury in this 2271sf walkout bungalow on 4 acres in Bears paw Country Estates. A wraparound veranda spans 3 sides w/ many choice areas to sit & relax. The main floor boasts 9' ceilings w/ a vault & exposed pine trusses, hickory floors & a gas FP set in stone to the ceiling. Kitchen has SS appliances; granite counters with a flat center island, under cabinet lighting & french doors onto the veranda. Off the kitchen is a large WI pantry, a mudroom with built in storage/bench & a laundry room with granite counters & built in cabinets. The Master offers french doors to the veranda, a huge ensuite with steam shower, 2 sinks, jetted tub, granite counters & a bright WI closet. The second bedroom has a 3-piece ensuite. The lower walk out, with in floor heat, has a huge family room with RI for a wet bar, 3 large bedrooms, 2 w/3 pc ensuites, a large storage room with a convenient well walk up to the garage and many pot lights in the family room. WELCOME HOME!



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