

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

---

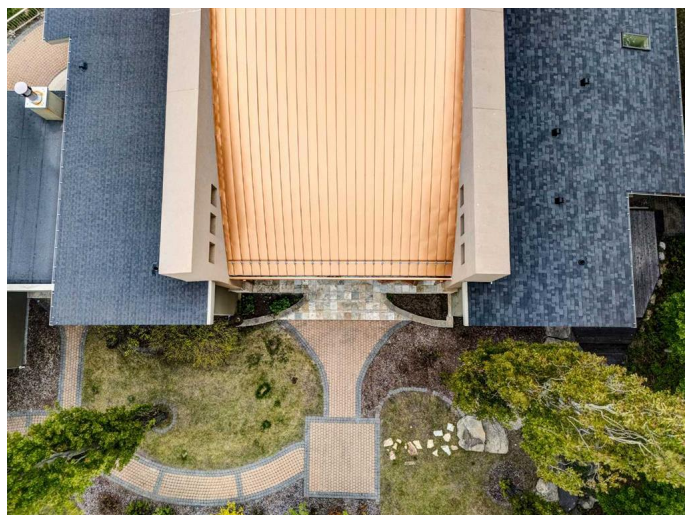
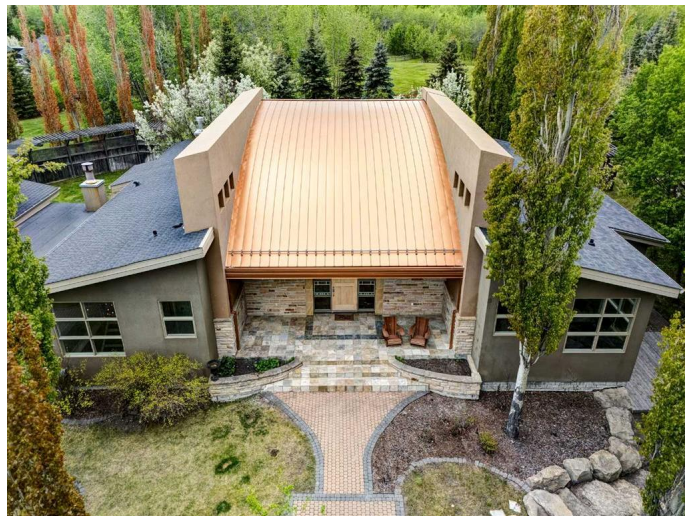
MLS® #A2225971

**\$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, Warming Drawer, Washer, Water Softener, Window Coverings, Wine Refrigerator
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	8
Zoning	R-CRD
HOA Fees	300
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.