

# \$3,150,000 - 15 Welland Rise, Rural Rocky View County

MLS® #A2230333

**\$3,150,000**

5 Bedroom, 5.00 Bathroom, 3,988 sqft

Residential on 4.18 Acres

Bearspaw\_Calg, Rural Rocky View County, Alberta

Nestled on over 4 acres of incredibly manicured land, this exceptional property offers a rare blend of timeless elegance, modern upgrades, and natural serenity. Boasting stunning curb appeal, this McKinley Masters home is a masterpiece through and through. Step through the grand front entrance into a welcoming interior that combines warmth with sophistication. Adjacent to the entrance, a spacious formal dining room provides the perfect setting for family dinners or entertaining. From the dining room we reach the gourmet kitchen, a chef's dream, showcasing granite countertops, a large kitchen island for prepping and gathering, a gas cooktop, and a paneled built-in fridge that blends beautifully with the cabinetry. The kitchen remains open to a cozy eating nook featuring a gas fireplace with a full stone surround and provides direct access to the expansive back deck—a true outdoor haven for relaxing or hosting guests. In the living room, you'll find high ceilings, a wood-burning fireplace, and a large picture window that invites the outdoors in, offering a peaceful view of the mature trees and lush lawn beyond. Continuing on the main level, the primary suite is a luxurious retreat, complete with a private den or sitting area that opens to a balcony overlooking the backyard. The 5-piece ensuite offers a spa-like escape, with a dual vanity, standalone shower, soaking tub, and a generous walk-in closet. The upper level



of this home showcases an expansive retreat with the ability to customize this space to your own needs! With the potential to create a dedicated workout room, an office, or an additional family room, the possibilities are endless! Descending to the lower level, the fully finished walkout basement is designed for entertaining and unwinding. A fully outfitted bar with eating area, wine cellar, and built-ins make it easy to host gatherings of any size. The expansive family room features a double-sided fireplace with stone surround and wood mantle, creating the perfect ambiance for movie nights or quiet evenings. Thereâ€™s also ample storage and direct access to the lower-level patio, which opens into the beautifully treed yard complete with a fire pit area and lawn space. Four additional spacious bedrooms with two full bathrooms complete this exceptional lower level. Recent updates include re-stained front doors, brand new window trim on most windows, new eavestroughs and downspouts, a new window in the great room, brand new boiler and hot water tank. Additional features include an oversized quad car garage, a reverse osmosis system, water softener, and main floor laundry with sink and built-in cabinetry for optimal organization. Combining updated mechanical systems, thoughtfully curated design, and a private, tree-filled lot, this home offers the perfect balance of comfort, character, and quiet luxuryâ€”all nestled in a naturally stunning setting!

Built in 2004

**Essential Information**

MLS® #	A2230333
Price	\$3,150,000
Bedrooms	5
Bathrooms	5.00

Full Baths	3
Half Baths	2
Square Footage	3,988
Acres	4.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	15 Welland Rise
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1L6

### **Amenities**

Parking Spaces	4
Parking	Quad or More Attached
# of Garages	4

### **Interior**

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard,

	Landscaped, Lawn, No Neighbours Behind, Paved, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	49
Zoning	R-RUR

### **Listing Details**

Listing Office	RE/MAX First
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