

# \$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. There'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 luxury—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 | 54              |
| Zoning         | R-RUR           |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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