

\$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 | 73 |
| Zoning | R-RUR |

Listing Details

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

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