

\$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, Private, Paved
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	R-RUR

Listing Details

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

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.