

88 Willow Creek View
Rural Rocky View County, Alberta

MLS # A2300036



\$2,880,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,437 sq.ft.	Age:	2017 (9 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, No Neig		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Sauna, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Security system, sound system, living room TV, garage heater, 2 air conditioners, spice kitchen-gas stove, refrigerator, 6 garage openers		

Located on two acres in the heart of prestigious Bears paw, this exceptional custom-built estate offers over 7,000 square feet of refined living space, blending timeless elegance with modern luxury. From the moment you arrive, the grand entrance makes a lasting impression with soaring open-to-below ceilings, a breathtaking sense of scale, and stunning west-facing views that stretch toward the mountains. Expansive windows throughout the home flood the interior with natural light, enhancing the open-concept design and creating a seamless connection to the surrounding landscape. The chef-inspired kitchen is both beautiful and functional, featuring rich granite countertops, stainless steel appliances, generous bar seating, and a fully equipped spice kitchen completed with in floor heating—perfect for hosting and everyday living. Thoughtful design continues with a convenient 2-piece bathroom featuring in-floor heating on the main level. Just beyond, the living room is a true showpiece, anchored by a striking gas fireplace with stone surround and wooden mantel, while panoramic west and mountain views create an unforgettable backdrop. Step outside to the expansive west-facing wraparound deck, offering both covered and open-air spaces designed for relaxation and entertaining. With its private setting and sweeping mountain vistas, this outdoor retreat is truly one of a kind. Upstairs, the home continues to impress with an open-to-below design and an abundance of windows that showcase the incredible views. In addition to the primary retreat, there are four spacious bedrooms, two well-appointed bathrooms, and a laundry room complete with built-in cabinetry and a sink. A dedicated storage room adds even more practicality to this level. The primary suite is a luxurious sanctuary, featuring a double-sided gas fireplace, walk-in closet with custom built-ins, and a lavish

6-piece ensuite with a steam bath, dual vanities, and premium finishes throughout. Step out onto your private balcony to take in the mountain views, or enjoy the attached flex space—perfect as an art studio, lounge, or private retreat. The fully developed walkout basement is designed for both entertainment and wellness. Enjoy movie nights in the dedicated theatre area with built-in sound system, host gatherings at the wet bar with custom built-ins, or relax in the sauna after a workout in the home gym. This level also includes in-floor heating, two additional bedrooms, a 3-piece bathroom, and direct access to the backyard. Dual staircases provide convenient and elegant access throughout the home, while features such as a water softener enhance everyday comfort. Car enthusiasts and hobbyists will appreciate the impressive heated six-car garage with ample space for storage and projects. Only a quick 20 minutes to downtown, this home boasts unparalleled craftsmanship, luxurious finishes, and breathtaking setting with views of the northern lights this extraordinary Bears paw estate offers an unmatched lifestyle.