

**30124 Bunny Hollow Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2167438**



**\$4,198,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Bears paw_Calg  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | Acreage with Residence, Bungalow  |               |                  |
| <b>Size:</b>     | 2,358 sq.ft.  | <b>Age:</b>   | 2018 (6 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached  |               |                  |
| <b>Lot Size:</b> | 25.88 Acres   |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Cul-De-Sac, Lawn, Gentle Sloping, Greenbelt |               |                  |

|                    |   |                   |                           |
|--------------------|---|-------------------|---------------------------|
| <b>Heating:</b>    | Combination, In Floor, Forced Air   | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Tile, Wood  | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full, Partially Finished  | <b>LLD:</b>       | 12-26-3-W5                |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R2                        |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) |                   |                           |
| <b>Inclusions:</b> | Freezer in Garage, Sky Light Remote   |                   |                           |

Nestled on a stunning 25.88-acre sub-dividable lot, this incredible acreage offers the ultimate blend of natural beauty and luxurious living. The land is richly adorned with mature trees, rolling hills, and serene ponds, creating a peaceful haven that is perfect for equestrian enthusiasts, complete with multiple horse shelters and fenced pastures. As you step into the main entrance, you're welcomed by an open-concept design that flows effortlessly into the heart of the home. The grandeur of the space is amplified by soaring 9-foot ceilings and expansive floor-to-ceiling triple glazed windows, allowing natural light to flood the main living area. At the heart of the home, the gourmet kitchen is a chef's dream, boasting custom cabinetry, a striking central island, and top-tier appliances, including a Sub-Zero refrigerator and a Wolf gas stove. Ideal for both intimate dinners and grand entertaining, the kitchen opens to a formal dining area that extends to a large back deck, offering breathtaking views of the property's rolling landscape. Just off the kitchen, the spacious living room invites you to relax in front of a sleek, ultra-modern wood-burning stove, capable of heating the entire home if desired. The room's 11-foot ceilings & floor-to-ceiling windows continue the theme of bringing the outdoors in, framing picturesque views of the estate. The main floor also features the primary bedroom, a peaceful retreat with direct access to a private balcony where you can enjoy your morning coffee while taking in the tranquil surroundings. This thoughtfully designed room includes a generous walk-in closet and a luxurious 5-piece ensuite. A second bedroom on the main level offers large windows and a 4-piece ensuite, providing comfort and privacy. The lower level of the home offers even more space for family and friends, with a spacious family room and three additional bedrooms. Two of

these bedrooms are connected by rough-ins for a Jack and Jill bathroom, offering convenience and versatility. The walkout lower level opens directly onto the property, presenting an ideal opportunity to create an additional outdoor living space, such as a patio that capitalizes on the estate's stunning views. Rounding out the home is an oversized triple garage with heated floors, which connects to a large mudroom and laundry room on the main level, providing ample storage and practicality. This high efficiency property is more than just a home—it's an exceptional lifestyle opportunity, offering endless potential for those seeking a serene retreat with the conveniences of modern luxury just minutes from Calgary.