



780-978-7122  
sukhu@grassrootsrealtygroup.ca

**11 Mckendrick Point  
Rural Rocky View County, Alberta**

**MLS # A2301869**



**\$4,249,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,589 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.20 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Subzero Fridge/Freezer, All 8 TV's & Mounts, Basement Surround System, Control 4 System, Pool Table, Basement Refrigerator, 2nd Dishwasher, Large Mirror in Great Room, Kitchen Bar Fridge, 6 Dog Bowls, Bed Headboard/Platform, Swimsa, Outdoor BBQ Kitchen

Tucked into a quiet cul-de-sac on 2.2 acres of trees and ravine, this custom-built Maillot home offers a level of privacy, scale, and finish rarely found this close to the city. With 7,425 sq ft of total living space, 6 bedrooms, and 4+1 bathrooms, it's been thoughtfully designed for how a family actually lives, entertains, and unwinds. From the moment you step inside, the home makes an impression. Soaring ceilings, expansive windows, and a dramatic floor-to-ceiling feature fireplace anchor the main living space, while natural light pours in from every angle. The layout balances open-concept living with defined, functional spaces, including a main floor office and private primary retreat. The kitchen is a true centrepiece. Fully custom and built to perform, it features dual Sub-Zero fridge/freezer combinations, a Wolf range, steam oven, bar fridge, and a statement Hammersmith hood fan. A massive island invites gathering, while a walk-through pantry and exceptional mudroom with built-in dog wash and laundry keep everyday life organized behind the scenes. The primary suite offers unobstructed views, a fully customized walk-in closet, and a spa-inspired ensuite. A BainUltra hydrotherapy tub with chromotherapy, remote control, and headrest anchors the space, complemented by a walk-in shower and refined finishes. Upstairs includes generous bedrooms, a central lounge, and a second full laundry room, offering flexibility for family or guests. The walkout lower level is built for lifestyle, with a large recreation space, games area with pool table, temperature-controlled wine room, bar with fridge and dishwasher, and a dedicated gym. Surround sound and whole-home Control4 automation extend throughout, including outdoor areas. Additional features include air conditioning, water softener, reverse osmosis system, in-floor heating in select areas, central vacuum, and

integrated audio throughout the home and garage. Extensive built-ins and well-planned storage maintain a clean, refined aesthetic. Outside, mature trees and ravine views create a private setting. Enjoy a fully equipped outdoor BBQ kitchen, expansive deck space, swim spa, irrigation systems, and a fully enclosed dog run. An oversized quad garage with heated slab, natural light, and commercial side-mount openers completes the home. A rare offering where craftsmanship, setting, and functionality come together in a truly meaningful way.