



GRASSROOTS
REALTY GROUP

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250044 Range Road 32
Rural Rocky View County, Alberta

MLS # A2225415



\$2,200,000

Division:	Crocus Ridge Estates		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,116 sq.ft.	Age:	1997 (28 yrs old)
Beds:	7	Baths:	6 full / 2 half
Garage:	Single Garage Attached, Triple Garage Attached		
Lot Size:	3.62 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, L		

Heating:	Forced Air, See Remarks	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	2-25-3-W5
Exterior:	Concrete, See Remarks, Stone, Stucco, Wood Frame	Zoning:	ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar, Wired for Sound		
Inclusions:	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Gas Range, Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator		

Open House Saturday June 28 1:00-3:00PM Unparalleled luxury in prestigious Springbank! This stunning 7-bed, 8-bath estate home offers over 6900 sf of living space and sits on 3.6 acres and blends timeless elegance with modern comfort. Originally built in 1996 and fully rebuilt in 2010, this 1.5-storey home features 14' cove-vaulted ceilings, site-finished Brazilian cherry hardwood, and exquisite craftsmanship throughout. The main-floor primary suite is a private retreat with a spa-inspired ensuite, deep soaker tub, oversized shower, dual vanities, and a massive custom walk-in closet. The chef's kitchen boasts high-end appliances, custom cabinetry, and a large island that flows into a sunlit great room with floor-to-ceiling windows and serene views. The fully developed walkout basement offers 2 bedrooms, a gym, wet bar, entertainment areas, and potential for a wine room. Easily suiteable, it's perfect for multi-generational living or added rental income. Car enthusiasts will love the 4-car attached garage plus 2-car tandem garage/workshop. Zoned for 2 horses and permitted 3,200 sq ft of outbuildings, this property is ideal for equestrian use, a hobby farm, or additional development. A rare opportunity to own a luxurious estate just minutes from the city. Book your private showing today!