



GRASSROOTS
REALTY GROUP

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31074 Morgans View
Rural Rocky View County, Alberta

MLS # A2232104



\$2,499,900

Division:	Morgans Rise		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,734 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Heated Garage, Insulated, Quad or More Attached		
Lot Size:	2.05 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Treed, Underground Sprinklers		

Heating: High Efficiency, Forced Air, Natural Gas

Water: Private

Floors: Carpet, Hardwood, Stone

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Stone, Stucco, Wood Frame

Zoning: R-CRD

Foundation: Poured Concrete

Utilities: -

Features: Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: TV's

Experience the ultimate in luxury living at 31074 Morgans View—an elegant 5,446 sq ft (total) custom walkout bungalow crafted by McKinley Masters, set on a premium 2-acre lot with panoramic, unobstructed mountain views. Every element of this home reflects timeless design, superior craftsmanship, and thoughtful planning. The main level offers 2,734 sq ft of refined living space with soaring ceilings, rich millwork, and expansive southwest-facing windows that bathe the interior in natural light. The great room is anchored by a dramatic stone fireplace, while the gourmet kitchen impresses with a 48" WOLF double-oven gas range, SUB-ZERO fridge, large central island, custom cabinetry, and a butler's pantry. Adjacent to the kitchen, a sunlit family room opens to the covered balcony—perfect for seamless indoor-outdoor living. The formal dining room sets the stage for memorable entertaining, and the front den is ideal for a home office or library. The main-floor primary suite is a true retreat, featuring mountain views, a 5-piece spa-inspired ensuite, in-floor heat, and a dream-worthy dressing room with built-in cabinetry and a packing island. Downstairs, the fully finished walkout level includes three spacious bedrooms—each with private ensuite access—alongside a large rec room, theatre room, wet bar, 450-bottle custom wine room, home gym, and an additional guest powder room. Radiant in-floor heat runs throughout most of the lower level, primary ensuite, and the oversized heated four-car garage, which was recently painted and resurfaced. Additional features include a Control4 smart home system, expansive storage, beautifully landscaped grounds with irrigation, and exceptional privacy. Located just 7 minutes from Calgary's West End and within easy reach of top-rated private schools,

shops, and dining, Morgans Rise is one of Springbank’s most sought-after communities.