



GRASSROOTS
REALTY GROUP

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107 Morgans Close
Rural Rocky View County, Alberta

MLS # A2232257



\$1,998,000

Division:	Morgans Rise		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,075 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple G		
Lot Size:	2.03 Acres		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Irregular Lot, Landscap		

Heating:	In Floor, Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	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-1/CRES
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For
Features:	Bar, Granite Counters, High Ceilings, No Smoking Home, Vaulted Ceiling(s), Wet Bar		

Inclusions: pool table, large bookshelf and desk in the basement office, sectional sofa and coffee table in the basement, three round bar stools in the main kitchen

2.03 ACRE LOT | SW EXPOSURE WITH MOUNTAIN VIEWS | OVER 4,000 SQ FT OF DEVELOPED LIVING SPACE Welcome to an exceptional offering in Springbank's prestigious Morgans Rise, one of Calgary's most sought-after luxury estate communities. Situated on a sun-drenched 2.03-acre southwest-facing lot, this immaculate walkout bungalow showcases over 4,000 sq ft of thoughtfully designed living space, ultimate privacy, and breathtaking mountain views, all surrounded by natural beauty and open skies. Inside, you'll be captivated by vaulted ceilings, floor-to-ceiling windows, and beautiful hardwood flooring that enhance the home's spacious and airy feel. At the heart of the home is a chef-inspired kitchen featuring rich wood cabinetry, granite countertops, and seamless flow into the welcoming living room—perfect for entertaining and everyday living. A formal dining room and a flexible front office or bedroom complete the main living space. The luxurious primary suite offers a tranquil escape with a spa-inspired ensuite that includes heated tile floors, double granite vanities, a jetted tub, and a separate shower. Downstairs, the fully developed walkout basement is equally impressive, featuring in-floor heating, a wet bar, a large recreation area, home gym, full bathroom, and two generously sized bedrooms that share a beautifully appointed 5-piece Jack & Jill bath. Additional features include air conditioning, in-floor heat in the ensuite and laundry room, high-efficiency mechanical systems, and a heated, insulated triple car garage with newly finished epoxy flooring—ideal for both function and presentation. Outside, the professionally landscaped grounds feature a circular front driveway, a second private driveway to the garage, a brick patio, fire pit, and irrigation system. The expansive yard

offers plenty of space for outdoor living and endless potential for custom additions. As part of the Morgans Rise HOA, residents enjoy meticulously maintained common areas, a stunning community entrance, and a signature Christmas light display that adds to the area's charm during the holidays. This remarkable estate is located just minutes from top-rated private and public schools including Webber Academy and Springbank High School, with convenient access to the local ice arena, Springbank Airport, and major routes into Calgary. This is not just a home—it's an elevated lifestyle where luxury, nature, and community come together in perfect harmony.