



GRASSROOTS
REALTY GROUP

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10 Devonian Ridge Place
Rural Rocky View County, Alberta

MLS # A2237495



\$2,499,900

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,390 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Driveway, Front Drive, Garage		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac, Environmental		

Heating:	High Efficiency, In Floor, In Floor Roughed-In, Fireplace(s), Forced Air, Hot Water, Natural Gas, Private, Well	Water:	Private, Well
Floors:	Ceramic Tile, Concrete, Hardwood, Other, See Remarks	Sewer:	Engineered Septic, Holding Tank, Septic Field, Septic
Roof:	Flat Torch Membrane, Asphalt Shingle, Flat, Membrane, Other	Condo Fee:	\$ 300
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	Cable at Lot Line, Electricity at Lot Line, High Speed In
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Experience luxury redefined in one of Springbank's most prestigious new communities—Devonian Ridge Estates. Set on 2 acres and located just 20 minutes from downtown Calgary, 30 minutes to the mountains, and across the street from Springbank Links Golf Course, this custom-built estate delivers a rare blend of serenity, sophistication, and convenience. Enjoy quick access to Springbank Airport (5 minutes away) and the upcoming Bingham Crossing lifestyle centre, which will feature boutique shopping, dining, wellness services, and a new Costco—everything you need, moments from your door. This architectural showpiece offers over 5,500 sq ft of elevated living across three levels, with 5 outdoor living spaces and panoramic views from every window. Designed as a fully integrated smart home, it features whole-home surround sound, two high-efficiency furnaces, two air conditioners, and epoxy flooring with in-floor heating rough-ins in the walkout basement. The interior stuns from the start—with vaulted ceilings, an 18 ft wall of windows, and a 3-storey fireplace anchoring the grand living room. The gourmet kitchen and formal dining room flow seamlessly to an expansive deck that overlooks 4 cascading waterfalls and your private, manicured estate—perfect for unforgettable gatherings or tranquil evenings at home. The main-floor primary suite is a true retreat, featuring a spa-inspired 5-piece ensuite, custom walk-in closet, private patio, and in-suite laundry for the ultimate convenience. A second laundry area downstairs adds functionality for families or guests. Upstairs, a 1,300 sq ft rooftop patio offers jaw-dropping views of the city skyline, COP, the river valley, and Springbank Links Golf Course—a rare vantage point ideal for sophisticated entertaining or quiet moments under the stars. The walkout basement is built for lifestyle, with a

games area, wet bar, gym, cozy fireplace lounge, three spacious bedrooms, a flexible, soundproofed media room (or 5th bedroom), gym area and a heated 5-car garage ready for your collection. As a resident of Devonian Ridge Estates, you'll enjoy a private community space with a pond, beach, gazebo, putting green, and a pathway leading to the Bearspaw Reservoir and a peaceful swimming inlet, all set against over 100 acres of protected parkland. This is more than a home—it's a lifestyle. Where luxury, location, and nature meet. Welcome to Springbank's most exclusive escape—10 Devonian Ridge Place.