



GRASSROOTS
REALTY GROUP

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12 Grandview Rise SW
Rural Rocky View County, Alberta

MLS # A2240307



\$3,850,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,214 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Heated Garage, Oversized, Quad or More Attached, Triple Garage Attached,		
Lot Size:	2.01 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Lawn, Level, Many		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	N/A		

This one-of-a-kind luxury ICF home was built by McDonald Luxury Homes and boasts the most stupendous views of the Rocky Mountains. Located on a beautiful cul-de-sac, the street appeal is truly stunning. and this four-bedroom residence features over 5700 developed SF. The recent renovations are magnificent and must be seen to be appreciated. Special features include a "French Chateau" Kitchen, a hotel-sized hidden Butler's Pantry, a gigantic "his and hers" dressing room styled ensuite with a shower and opulent bathtub set between, folding doors leading out to an outdoor living room with a commercially engineered steel and concrete deck with automated louvres, screens and lighting, a heated 1200 SF RV/Garage / Workshop with 18 Foot Ceiling to accommodate lifts. Smart Home Control 4 Technology with Touch Screens throughout. The two-acre parcel showcases extensive stone retaining walls allowing for different levels of landscaped gardens and features a gated and fenced yard, a dog lovers paradise. There are so many beautiful attributes of this beautifully appointed home that are unlike any other.