



**GRASSROOTS**  
REALTY GROUP

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**242125 Windhorse Way**  
**Rural Rocky View County, Alberta**

**MLS # A2253895**



**\$2,895,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,312 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	2.08 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Level, Private, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Other
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Stone	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Second Refrigerator, Second Microwave		

Set in the prestigious community of Swift Creek Estates, this spectacular custom home offers 5 bedrooms, 3.5 bathrooms, and over 6,300 sq ft of total developed living space on a beautifully landscaped lot with sweeping south and west mountain views. The main floor showcases a dramatic barrel-vaulted foyer, private office, formal dining room, and living room with 12' coffered ceilings, floor-to-ceiling windows, and a striking stone fireplace. The gourmet kitchen features commercial-grade appliances, custom maple cabinetry, granite countertops, slate flooring, and a sink overlooking the backyard. A bright breakfast nook, mudroom with custom millwork, and an exceptional laundry room with extensive cabinetry and organization add everyday function. The primary suite is a true retreat with French doors leading to the rear deck overlooking the mountains. The luxurious 5-piece ensuite includes double vanities, a jetted tub, glass shower, makeup area, and a spacious walk-in closet. Upstairs, two generous bedrooms each feature vaulted ceilings and walk-in closets. A full bathroom and a large family room loft with vaulted ceiling complete the upper level. The fully finished walkout basement offers two additional bedrooms, two full bathrooms, a large recreation/games room with wet bar and fireplace, plus a secondary kitchen and storage. Additional highlights include an oversized triple garage, radiant in-floor heating on the lower level, central A/C, whole-home audio, Cat-5e wiring, and alarm system. Recent updates include fresh interior paint (2025). Professionally landscaped for minimal maintenance, this property combines stunning architectural details with modern comfort in one of Springbank's most desirable communities—just minutes from Calgary's amenities.

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