



**GRASSROOTS**  
REALTY GROUP

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**435 Rodeo Ridge**  
**Rural Rocky View County, Alberta**

**MLS # A2255922**



**\$1,495,000**

<b>Division:</b>	Springbank Links		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,101 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized, Workshop in		
<b>Lot Size:</b>	0.27 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, No Neighbours Behind, On Golf		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Slate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Walk-Out To Grade

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wired for Sound

**Inclusions:** Kitchen TV, 50" Plasma TV, Alarm System

**Water:** Co-operative

**Sewer:** Private Sewer

**Condo Fee:** \$ 400

**LLD:** -

**Zoning:** DC25,DC26

**Utilities:** -

Welcome to this custom-built 2003 bungalow with a walk-out basement, set in the quiet Springbank Links golf course community of Rodeo Ridge. Offering 2,101 sq ft on the main level and 4,129 sq ft of total living space on a 0.27-acre lot, this home blends timeless craftsmanship with modern updates and a setting that is second to none. The location is ideal—park and greenspace across the street provide a peaceful outlook, while the very private backyard backs onto the ravine, the par-3 fifth hole of Springbank Links, and offers a beautiful water view of Emerald Bay. Inside, the main floor is designed with 10' ceilings, a dramatic 14' barrel ceiling in the great room, slate, porcelain tile and berber carpet, and a bright, open floor plan. The great room, anchored by a Napoleon gas fireplace, flows into the custom kitchen—built onsite with maple cabinetry, granite countertops, and slate flooring that ties seamlessly into the bathrooms. Premium appliances include a stainless steel Thermador 5-burner gas cooktop with panelled hood fan, a stainless steel KitchenAid built-in electric convection oven/microwave combination (with convection and broil functions in the upper oven), a KitchenAid side-by-side refrigerator with water filtration, a stainless steel Bosch dishwasher, and a garburator. A bright breakfast nook, formal dining room, walk-through pantry, main floor laundry, and a second bedroom or office complete the level. The primary suite is a private retreat with serene golf course and water views. Its spa-inspired 5-piece ensuite features custom maple cabinetry, dual sinks with makeup vanity, a jetted tub, glass shower, and a generous walk-in closet. The walk-out basement continues the thoughtful design with 9' ceilings, radiant in-floor heating, a second Napoleon gas fireplace, three additional bedrooms, a full bathroom and abundant

living space for family or guests. Every detail was chosen for comfort and convenience, including central air conditioning, a heated garage, structured Cat-5e wiring throughout (suited for home automation and whole-home audio), a professionally installed alarm system, built-in Vacuflo, and underground irrigation. Notable updates include a 50-year asphalt roof (2016), a new hot water tank (October 2024), a new furnace motor (November 2024), and a full interior repaint (March 2025). Families will appreciate access to highly rated Springbank schools with bus service available, including Springbank High—ranked in the top 5% of Alberta high schools by the Fraser Institute in 2024. Utilities and services include the Emerald Bay Water Coop (\$2,810/yr), Rodeo Ridge Condo Association (\$400/yr, covering garbage, recycling, and snow removal), and annual property taxes of \$5,513. With 5 bedrooms, 3 full bathrooms, and a setting that combines golf course living with privacy and views, this Rodeo Ridge bungalow offers the perfect balance of luxury, lifestyle, and peace of mind.