



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

81 Cullen Creek Estates Rural Rocky View County, Alberta

MLS # A2258458



\$2,798,000

Division:	Cullen Creek Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,605 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	2.02 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Sauna, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Wet Bar

Inclusions: N/A

Perched on the edge of the Cullen Creek Valley, this exceptional contemporary residence offers an unparalleled blend of modern luxury and timeless architectural design. With expansive windows framing breathtaking Rocky Mountain vistas, the home is situated on two acres of pristine land at the end of a quiet cul-de-sac in the prestigious Cullen Creek Estates. Boasting over 5,300 square feet of living space, this five-bedroom, 3 1/2-bathroom family home seamlessly integrates new modern amenities with beautiful original architectural features, creating a true reflection of sophistication and comfort. The main floor showcases soaring vaulted ceilings, engineered oak flooring, and two wood-burning fireplaces, adding warmth and character throughout. A beautifully designed "Miele Chef's Kitchen", complete with gold-and-black quartz countertops and custom cabinetry anchors the open-concept living space. The private primary suite offers a serene retreat with scenic views and a spa-like ensuite, while two additional bedrooms complete the main-floor bedroom wing. Upstairs, a versatile loft provides endless possibilities, while the walk-out lower-level features two additional bedrooms, a striking two-sided wood-burning fireplace, a wet bar with a wine cooler, a gigantic storage space, an exercise room, and a sauna. Outside, the property is a private oasis with a rolling organic landscape, 45-year-old trees, and backs onto a magical wildlife corridor. The expansive backyard offers endless potential for a swimming pool, greenhouse, or additional garage. Recent upgrades include a new roof, new windows, furnaces, hot water, and water softening system, new cement board and industrial steel siding, new garage doors, and dual air conditioning units. Perfectly situated in one of Alberta's top school districts, just minutes from

shopping, 17 minutes to downtown Calgary and the easy access out to the Rocky Mountains, this home is not only an ideal location but offers a rare combination of natural beauty, modern elegance, and convenience. Don't miss the opportunity to own this extraordinary property in one of Springbank's most sought-after neighborhoods. Schedule your private showing today and experience refined, contemporary living at its finest!