



**GRASSROOTS**  
REALTY GROUP

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**15 Escarpment Park**  
**Rural Rocky View County, Alberta**

**MLS # A2259987**



**\$2,498,000**

<b>Division:</b>	Escarpment Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,474 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Heated Garage, Oversized		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, No Neighbours Behind, Private, Secluded, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stone, Stucco	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Second Microwave;

OPEN HOUSE Sunday 2-4PM. Introducing the Iconic Mountain View Estate - a landmark residence perched high in a premier Springbank location, embodying the very essence of elevated country living. Positioned gracefully on two pristine acres, this mountain-inspired walkout bungalow commands sweeping, unobstructed vistas of the Rocky Mountains, rolling foothills, and ever-changing prairie skies. From tranquil dawns to fiery alpine sunsets and dramatic summer lightning displays, every moment is framed by nature's grandeur. Blending timeless architecture with authentic natural materials, the home radiates warmth and sophistication. Timber beams, cathedral-style vaulted ceilings, stone, slate, and wide-plank hardwood reflect the surrounding landscape, while wrought-iron details and artistic accents bring character and craftsmanship to every space. Each room is intentionally designed so that every window becomes a picture frame of the mountains set beyond. At the heart of the home, the Great Room creates a lasting impression. Towering timber frames, soaring ceilings, and a dramatic full-height stone fireplace create an atmosphere both grand and inviting. French doors lead to a spacious upper terrace where endless foothill and mountain panoramas inspire gatherings and quiet reflection alike. The chef's kitchen is equally striking, anchored by a generous island with a curved eating counter, appointed with rich, custom Alder cabinetry, granite counters, and a professional six-burner gas range beneath a hand-crafted copper hood. Designed for both function and beauty, it flows seamlessly into the dining room, which opens onto a private courtyard. Here, an outdoor pergola dining area and lounge centered on a stone-clad fireplace provide an idyllic setting for morning coffee or intimate evening entertaining under the stars. The main level also

offers a light-filled private office with French doors, a serene primary suite with spa-inspired finishes, and a well-appointed mudroom and laundry with ample storage. On the walkout lower level, expansive windows and radiant in-floor heating extend the lifestyle year-round. A spacious family/TV room, a custom-built wet bar and games area create space for both relaxation and entertainment. Three additional bedrooms, including one designed as a dual office and gym, are complemented by two full bathrooms. The estate's grounds are equally considered. A circular front driveway, lined with mature trees and landscaped gardens, creates a true sense of arrival. Multiple outdoor living areas encourage year-round enjoyment, while car enthusiasts and hobbyists will appreciate four oversized heated garage spaces - attached and detached - seamlessly integrated with the architectural design. The Iconic Mountain View Estate is far more than a residence - it is a statement of style and sanctuary. A perfect harmony of mountain-inspired architecture, breathtaking natural beauty, and refined country living - it offers privacy, luxury, and inspiration every day.