



GRASSROOTS
REALTY GROUP

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

250044 Range Road 32
Rural Rocky View County, Alberta

MLS # A2270568



\$1,999,900

Division:	Crocus Ridge Estates		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,176 sq.ft.	Age:	1997 (28 yrs old)
Beds:	7	Baths:	6 full / 2 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Quad or More Attached		
Lot Size:	3.62 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees, Garden, Landscaped, Lawn, Level, Open Lot		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	Rural Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Satellite Dish		

3.62 ACRES | 7 BED & 8 BATHS | OVER 7000 SQFT OF LIVING SPACE | WALKOUT BASEMENT | HEATED QUAD GARAGE + TANDEM 2 CAR GARAGE | ABOVE-GARAGE AREA EASILY SUITABLE WITH COUNTY APPROVAL | Unparalleled luxury defines this Springbank estate set on 3.62 acres, blending timeless elegance with modern comfort in a prestigious location minutes from Calgary. Central A/C, exceptional views & exquisite craftsmanship establish a refined living experience from the start. A sophisticated entry introduces a grand open floor plan with 14' cove-vaulted ceilings & site-finished Brazilian cherry hardwood that amplifies natural light. Oversized windows in the living room frame serene country scenery, while the dining room provides an elevated backdrop for hosting with designer lighting & corner windows capturing sweeping views. A welcoming family room centres around a gas fireplace & custom media unit to create a warm everyday gathering space. The chef's kitchen supports large-scale cooking with high-end appliances, custom cabinetry, a spacious island & a built-in table for casual meals. A powder room is conveniently placed for guests. The primary bedroom is a private retreat with a spa-inspired ensuite featuring a deep soaker tub, oversized shower, dual vanities & a massive custom walk-in closet. A second bedroom with its own 3-piece ensuite plus 1 of 3 laundry rooms complete this level. The upper floor includes a bright 4-piece bathroom with skylight, a bedroom with a 3-piece ensuite & walk-in closet, along with 2 additional bedrooms, offering excellent flexibility for families or multigenerational living. Stylish design continues through the bright walkout basement where an entire wall of glass connects indoor living with the outdoors. A generous family room with built-in media center is ideal for movie or games

nights, while a wet bar keeps refreshments close at hand. A Cigar room with proper ventilation. A recreation area cab accommodate a pool table or play space. A third laundry room & powder room add everyday convenience. 2 bedrooms sit on opposite sides of a spacious bonus zone to form a natural hangout area, with 1 bedroom featuring a private 4-piece ensuite & walk-in closet. Another 3-piece bathroom, a dedicated gym & ample storage add valuable function. Outdoor living excels with a wraparound lower patio & an upper deck with glass railings that preserve the panoramic views. The property is zoned for 2 horses & allows up to 2040 sqft of outbuildings, creating opportunities for equestrian use, a hobby farm or future development. A heated quadruple garage sits alongside a tandem 2 car garage offering extensive room for vehicles, equipment or workshop needs. Above-garage space is easily suitable with county approval, elevating long-term versatility. This estate delivers luxury, privacy & convenience in one of Springbank's most sought-after settings mere minutes to the city!