



GRASSROOTS
REALTY GROUP

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225 Huggard Road
Rural Rocky View County, Alberta

MLS # A2274287



\$2,250,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,757 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Driveway, Garage Door Opener, Gated, Heated Garage, Insulated, Interlocking		
Lot Size:	4.72 Acres		
Lot Feat:	Garden, Landscaped, Level, Native Plants, No Neighbours Behind, Private, S		

Heating: Forced Air, Hot Water, Natural Gas

Water: Well

Floors: Hardwood, Tile

Sewer: Septic Tank

Roof: Rubber

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Concrete, Wood Frame

Zoning: R-RUR

Foundation: Poured Concrete

Utilities: -

Features: Bar, Bidet, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Rare luxury estate on 4.72 acres in one of Springbank's most coveted locations. Enjoy unobstructed Rocky Mountain views while being minutes to Calgary and steps to Springbank School, the Edge School, arenas, daycare, church, and the community centre. A gated entrance opens to a circular driveway, quad detached garage, generous guest parking, manicured grounds, a walking garden, and mature trees. Built for longevity and low maintenance, the home features a full brick exterior, slate-style rubber roof (2011, transferable 50-yr warranty), triple-pane windows, 2x6 plywood sheathing, and all copper wiring. Country living is worry-free with a high-producing well, cistern, whole-home reverse osmosis system, UV purification, multi-stage filtration, and backup power systems. Inside, a grand foyer leads into elegant living and dining areas finished with site-finished Brazilian hardwood. The chef's kitchen offers custom cabinetry, Sub-Zero/Wolf appliances, exotic granite, induction cooktop, dual wall ovens, porcelain sink, large working/eating island, and a walk-in pantry, with direct access to a spacious view deck ideal for outdoor dining. The main floor also includes a private suite with bedroom, bathroom, kitchenette, living area, and separate entrance—perfect for guests, extended family, or a nanny. Upstairs are three bedrooms including a stunning primary suite with panoramic horizon views, spa ensuite, and custom dressing room. The fully finished walkout level features expansive recreation areas, new laminate flooring, and flexible layout options. The lower level is protected with a Doug Lacey/Groundworks waterproofing system, two sump pumps, and a transferable dry-basement warranty. Additional mechanical upgrades include all new plumbing and fixtures (2011–2012), upgraded lighting, two high-efficiency furnaces, and a

well-maintained septic system. A timeless, meticulously upgraded estate in an exceptional setting—book your private viewing today.