



**84 Eagle Butte Ranch**  
**Rural Rocky View County, Alberta**

**MLS # A2285831**



**\$2,200,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	5,561 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	6 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Gated, Gra		
<b>Lot Size:</b>	2.03 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This unique gated 2-acre parcel is a 1 of a kind 2 story rustic home nestled within 25 Min to downtown Calgary. With ample living space this home has numerous unique & elegant features: a cathedral grand foyer with rustic timber beams, tiled floors & stunning staircase are just the beginning. The home office is versatile with exterior & interior feature windows. Beyond the office is a Chef's dream kitchen which has everything you need including "Sub Zero water/ice fridge, "Wolf Range with custom Hood fan, 2 built in DW's, a Viking Wall Oven & Microwave. Add to it, full height custom HANDCRAFTED cabinets, 14 ft island with granite counters & farmers sink completed by a second prep sink with ample storage. Wait did I mention the hidden wine treasure under the staircase to store some of your favorites? The dining area can accommodate 8-12 people easily. The open concept family room can host family visits anchored with a wood-burning fireplace complete with a natural ledge stone & "ceilings throughout. On main is another bedroom perfect for inlaws or 2nd home office with walk-in closet & custom organizer. Convenient 3pc bath with a w/in shower just adjacent. The 2nd level has 3 additional bedrooms. The primary bedroom has vaulted ceilings, large w/in closet & a 6pc dream ensuite with double vanities, a soaker tub, walk-in STEAM shower & separate water closet. The primary also has a sitting area & gas fireplace to add coziness. 2 more bedrooms, one with its own ensuite & large closet, the other bedroom is adjacent to a 3pc bath & separate laundry. Let the story unfold as you make your way back to main level & walk to large mudroom with a separate access to garage & entrance to an additional 1687 sq ft of living. The options are endless whether you have teenagers, a growing family, mother-in-law living with you, a

Nanny with a family or a secondary legal suite for extra revenue. Included in this area is a 2nd kitchen with large eating area, living room with gas fireplace, 2 more bedrooms with a shared 4pc ensuite, a second 4pc bath, & separate laundry. Change it up to make it a Rec Room fantastic for entertaining the teenagers. The options are endless. This home incorporates modern efficiencies & quality construction features such as: fully automated & customizable Lutron Lighting system, copper plumbing, dual heat sources integrating a combination of highly efficient forced air & boiler systems with extensive in-floor heating throughout, concrete walls & spray foam insulation. The O/S 4 car garage which can hold 6+ vehicles for the enthusiast & includes a work area & 2pc bath. The outdoor space includes 2000 sq ft of exposed aggregate & paving stone patios, natural gas fire table, firepit & wood fired pizza oven perfect for entertaining. This thoughtfully designed & constructed home make this home a must see!