



**GRASSROOTS**  
REALTY GROUP

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**19 Mckendrick Point  
Rural Rocky View County, Alberta**

**MLS # A2290582**



**\$5,538,888**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	7,329 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	8	<b>Baths:</b>	8 full / 2 half
<b>Garage:</b>	Asphalt, Driveway, Garage Door Opener, Garage Faces Side, Heated Garage		
<b>Lot Size:</b>	2.30 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Few Trees, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	Septic Field, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Introducing 19 McKendrick Point, an extraordinary luxury estate in the prestigious Springbank community, set on 2.3 acres and offering nearly 12,000 sq. ft. of exceptional living space. Built in 2020 by Your Property Corp, this custom-designed residence seamlessly blends elegant everyday living with grand-scale entertaining, both indoors and outdoors. Guests are welcomed through a dramatic 20-foot double-height foyer with floor-to-ceiling windows, setting the tone for the refined craftsmanship throughout. The main level features an impressive open-concept family room with panoramic views and direct access to a wraparound deck, perfect for hosting gatherings or enjoying peaceful moments with family. At the heart of the home is a chef-inspired gourmet kitchen featuring custom ceiling-height cabinetry, a large quartz island, and premium appliances including a Miele panelled fridge/freezer, as well as additional Wolf and Bosch appliances. A fully equipped spice kitchen with walk-in pantry provides added convenience for entertaining and everyday cooking. Luxury and comfort continue throughout the home with thoughtful features such as solar-powered blinds, central air conditioning, heated basement floors, ceramic-tiled bathrooms and laundry rooms, and a central vacuum system. The stunning primary retreat offers the ultimate in privacy and relaxation, complete with a gas fireplace, private office, direct deck access, and a spa-inspired ensuite featuring a soaking tub, dual vanities, heated floors, and a spacious walk-in closet with custom built-ins and makeup vanity. Designed for flexibility and family living, the home includes 7+1 ensuite bedrooms, a nanny room with full bathroom, dual mudrooms for convenient garage access, and laundry rooms on both the main and upper floors, with a rough-in for an additional laundry in the basement. The upper-level

lounge provides a cozy space for reading, studying, or quiet relaxation. Outside, the property continues to impress with a cozy outdoor fireplace, expansive deck areas, and beautifully landscaped grounds. Car enthusiasts will appreciate the heated seven-car garage with dual-side access, offering exceptional space for vehicles, hobbies, or storage. Modern efficiency features include a solar-vented roof and rain-sensor sprinkler system, adding both sustainability and convenience. Families will appreciate proximity to top private & public schools including Calgary French & International School, Webber Academy, Calgary Academy, F.E. Osborne School, and Olympic Heights School. Recreation and amenities such as WinSport (Canada Olympic Park), Bowmont Park, the Bow River pathways, Calgary Farmers' Market, and excellent dining and shopping options are all within easy reach. Ideally located just 15 minutes from Downtown Calgary and within easy driving distance to Canmore and Banff, this exceptional estate offers the perfect balance of luxurious country living and convenient city access