



327 Rodeo Ridge
Rural Rocky View County, Alberta

MLS # A2290855



\$1,499,000

Division:	Springbank Links		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,725 sq.ft.	Age:	2002 (24 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Heated Garage, Triple Garage		
Lot Size:	0.58 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Level, No Back Lane, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Hardwood, Tile	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	12-25-3-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC25
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Suite refrigerator, 3rd refrigerator, stove, dishwasher, microwave hood fan, washer, dryer, hot tub

OPEN HOUSE Saturday April 11th 1-3pm! Welcome to 327 Rodeo Ridge in the prestigious golf course community of Springbank Links. This spectacular 7-bedroom estate home is nestled on a stunning private, treed lot, offering the rare combination of acreage-style privacy with significantly less upkeep, just minutes from Calgary. Thoughtfully designed across three fully finished levels, this exceptional home offers expansive and refined living space ideal for growing families and multi-generational living. The bright open-concept layout showcases rich hardwood flooring, elegant wrought iron railings, two gas fireplaces with stately mantles, and an abundance of natural light throughout. At the heart of the home is a beautifully situated gourmet kitchen featuring granite countertops, warm wood cabinetry, upgraded stainless steel appliances, and numerous built-ins. A convenient walk-through pantry connects seamlessly to the main living areas, while the bright breakfast nook overlooks the peaceful, private backyard. Entertain effortlessly in the formal dining room, gather in the inviting living spaces, or host guests at the main-floor wet bar. A main floor den provides the perfect setting for a private home office. Upstairs, the home offers four spacious bedrooms, including a luxurious primary retreat complete with a spa-inspired 4-piece ensuite featuring a jetted tub. Dual laundry areas on the upper and lower levels provide added everyday convenience. The fully developed walkout basement further enhances the home's versatility, featuring a complete mother-in-law suite (illegal), two additional bedrooms, and generous living space—perfect for extended family, guests, or independent living arrangements. Additional highlights include a heated triple-car garage, quality craftsmanship throughout, and a mature, beautifully treed setting that offers

exceptional privacy, fully landscaped with Hot Tub and Fire pit. Located in the highly sought-after Springbank Links community, residents enjoy championship golf, a pickleball court, year-round dining, and winter trail networks for walking, jogging, and cross-country skiing, all within the neighborhood. Families will appreciate the close proximity to Springbank Schools (K–12) with bus service available. Springbank High School was ranked in the top 5% of Alberta high schools by the Fraser Institute in 2024, making this an outstanding location for families focused on academic and athletic excellence. Just minutes away, Bingham Crossing offers convenient shopping, dining, and everyday services, while downtown Calgary remains an easy commute, allowing you to enjoy peaceful estate living without sacrificing city accessibility. This is a rare opportunity to own an elegant estate home in one of Springbank’s most prestigious golf course communities—where privacy, lifestyle, and convenience come together beautifully.