



**GRASSROOTS**  
REALTY GROUP

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243214 Range Road 32  
Rural Rocky View County, Alberta

MLS # A2067444



**\$3,498,000**

|           |  |        |                  |
|-----------|--|--------|------------------|
| Division: | Springbank   |        |                  |
| Type:     | Residential/House  |        |                  |
| Style:    | 2 Storey, Acreage with Residence   |        |                  |
| Size:     | 4,506 sq.ft.   | Age:   | 2023 (1 yrs old) |
| Beds:     | 5  | Baths: | 4 full / 1 half  |
| Garage:   | Driveway, Heated Garage, In Garage Electric Vehicle Charging Station(s), Pri |        |                  |
| Lot Size: | 2.00 Acres   |        |                  |
| Lot Feat: | Many Trees, Meadow, Native Plants, Private, Subdivided, Wooded               |        |                  |

|             |  |            |                       |
|-------------|--|------------|-----------------------|
| Heating:    | In Floor, Propane, Solar   | Water:     | Well                  |
| Floors:     | Ceramic Tile, Concrete   | Sewer:     | Septic System         |
| Roof:       | Metal  | Condo Fee: | -                     |
| Basement:   | Finished, Full   | LLD:       | 23-24-3-W5            |
| Exterior:   | Metal Siding , Wood Frame, Wood Siding   | Zoning:    | RC1                   |
| Foundation: | Poured Concrete  | Utilities: | Cable Internet Access |
| Features:   | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |            |                       |

Inclusions: N/A

Indulge in the epitome of luxury living with this exceptional 2-storey custom home, nestled graciously on a magnificent 2-acre lot in Springbank, just a stone's throw away from the awe-inspiring mountains. This one-of-a-kind residence redefines opulence, featuring an array of high-end finishes that exemplify sophistication and class. The property's commitment to sustainability shines through with its cutting-edge solar power system, ensuring a greener and more energy-efficient lifestyle. The lush treed surroundings offer unparalleled privacy, making it your very own retreat amidst nature's embrace. Yet, this oasis of tranquility is conveniently located just minutes away from Calgary, allowing you to relish the best of both worlds - a peaceful sanctuary and easy access to the city's amenities. Embrace the pinnacle of bespoke living, and seize this rare opportunity to call this luxury estate your home. The size was determined by applying the RMS principles to the blueprints. GST not included in price.