



35 Windhorse Green
Rural Rocky View County, Alberta

MLS # A2119652



\$2,940,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,765 sq.ft.	Age:	2023 (1 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	220 Volt Wiring, Driveway, Garage Faces Front, Insulated, Off Street, Oversized		
Lot Size:	2.03 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Front Yard, F		

Heating:	Central, High Efficiency, In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Granite, Hardwood, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	14-24-3-W5
Exterior:	Composite Siding, Stone, Stucco	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Bidet, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	(2) Air Conditioner (Central), (2) Dishwasher, (2) Gas Range, (2) Hood Fan, (2) Refrigerator		

Discover the Advantage in Windhorse Estates of prestigious Springbank. This 2 acre family estate features a custom built family home with 7 bedrooms and 7 baths. Inside, exquisite luxury meets timeless detail and design for a seamless blend of style and function. The main kitchen features Jenn Air appliances and a massive quartz island, with matching backsplash. The purpose built spice kitchen provides the supporting amenities for all your family or major events. The entire home centers around the vaulted living room with full 2 story granite and herringbone mantle, and the imported custom chandelier, perfectly balanced with the matching design at the main entrance. The open dining room provides full formal space, and the main flex room, with wood clad beams, can be the perfect home office or guest lounge. A large Primary Suite completes the main floor living, opening directly the full width rear deck and providing private luxury in the custom built dressing room and 5 pc en suite with all the appropriate touches, not to mention a main floor laundry room with additional storage. Upstairs you'll find 2 more full suites, each with spacious sleeping quarters and individual 5 pc en suites plus lavish dressing rooms, not to mention their panoramic mountain vistas to the West. Two more spacious bedrooms share a 5 pc "jack and jill" en suite, and there's a 2nd full laundry to avoid carrying loads up and down between levels. The central library or flex space overlooks the main living and enjoys full views of the unspoiled valley to the East; here, you'll find dual built in desks for study and space for evening relaxation around the built in fireplace. Step downstairs, or ride the full sized elevator to the walkout basement with yet another suite, complete with its own 4pc ensuite, and the seventh bedroom with a large walk in closet. A large flex room or den, exercise room with

rubber tile floor, fully wired theatre, open rec room with wet bar, and 3 pc bath complete the lower level which walks out directly to the shelter patio. Both double garages feature epoxy floors and 240V outlets for your level 2 EV charger or workshop tools. The 2nd garage is exceptionally oversized with plenty of room for your motorized toys or large equipment. With ample space for your entire family and entertainment, this is the forever estate your family will enjoy for generations.