



84 Eagle Butte Ranch
Rural Rocky View County, Alberta

MLS # A2138075



\$2,480,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,561 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	6 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Gated, Gra		
Lot Size:	2.03 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Gentle Sloping, L		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Holding Tank, Septic Field
Roof:	Cedar Shake	Condo Fee:	-
Basement:	None	LLD:	35-24-3-W5
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this unique gated 2-acre parcel & a one of a kind 2 story rustic home nestled within 25 Min to downtown Calgary. At 5500 sq ft of 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. There is a fabulous & versatile home office with exterior & interior feature windows. Beyond the office is a Chef's dream kitchen which has everything you need including 48" Sub Zero water/ice fridge, Wolf Range with custom Hood fan, 2 built in dishwashers, a Viking Wall Oven & Microwave. Add to it, full height handcrafted custom kitchen 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. There is a large dining area which can accommodate 8-12 people easily. Within this open concept a spacious family room to host family visits anchored with a wood-burning fireplace complete with a natural ledge stone & 10' ceilings throughout. In addition, on main is another bedroom currently being used as a home office with walk-in closet & custom organizer. There is also a 3pc bath with a w/in shower. 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. In addition to a sitting area & gas fireplace to add extra warmth for those chilly nights. 2 more bedrooms, one with its own ensuite & large closet, the other bedroom is adjacent to a 4pc bath & separate laundry. Let the story unfold as you make your way back to main level and walk to large mudroom with a separate access & 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!