



**197 Mountain River Estates
Rural Rocky View County, Alberta**

MLS # A2143498



\$1,895,000

Division:	Mountain River Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,792 sq.ft.	Age:	1972 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Oversized, Triple Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Landscaped, Many		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	15-24-3-W5
Exterior:	Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: N/A

Nestled in the exclusive Mountain River Estates, this home offers seamless access to Calgary's vibrant city life while being a private retreat surrounded by pristine natural landscapes. This residence features original design elements harmoniously blended with timeless elegance. Encompassing over 5,500 square feet of total living space, this property includes 4 generously sized bedrooms and 2.5 bathrooms, making it ideal for families and entertaining. The open-concept living spaces are adorned with soaring ceilings and expansive windows, framing panoramic views of the majestic mountains and Elbow River Valley. The kitchen is equipped with appliances, cabinetry and spacious dining area. The master bedroom is a private retreat, featuring a secluded balcony, extensive closet, and en-suite bath. This home includes a cozy home office, a formal dining room perfect for intimate gatherings, and a fully finished basement with flexible space for family room and games room. Situated on a beautiful lot, the property boasts lush gardens, mature trees, and spectacular views. Multiple outdoor living spaces, including a rear patio, offer the perfect setting for outdoor dining, entertaining, or simply enjoying the tranquil surroundings. The attached three-car garage provides generous storage and parking space. Residents enjoy access to exclusive amenities such as horse paddocks, outdoor riding arena, barn, community fire pit, private walking trails, and 288 acres of commonly owned property. 197 Mountain River Estates is more than a residence; it is a lifestyle. This one of a kind property is perfect for the discerning buyer looking for a diamond in the rough in one of the most coveted acreage communities in the Calgary area. Only 25 minutes to downtown Calgary, 25 minutes to Kananaskis, 45 minutes to Canmore and within 5 minutes to desirable public and private schools.