



227 Alandale Place SW
Rural Rocky View County, Alberta

MLS # A2144332



\$1,995,000

Division:	Alandale Estates		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,866 sq.ft.	Age:	1991 (33 yrs old)
Beds:	4	Baths:	4
Garage:	Concrete Driveway, Garage Faces Side, Heated Garage, Oversized, Triple G		
Lot Size:	2.05 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, No Neighbours Behind, Landscap		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	24-24-3-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Ideally located in Central Springbank, only 5 minutes to Calgary's westside amenities and 5 minutes to the Springbank Schools, this immaculate home offers approximately 5,000 sq ft of space with 4 Baths + 4 Beds (easily convertible to 6 beds). This stunning custom home is perfectly positioned on a 2 acre lot with extensive mature landscaping and striking curb appeal. Move up the tree-lined driveway and park in your oversized triple garage. As you approach the front door, the discerning buyer will appreciate architectural design elements including stone, window shutters and flower boxes while noticing the low maintenance stucco exterior, gemstone lighting and concrete sidewalk. From the front foyer, be captivated with expansive high ceilings and massive windows that allow for abundant natural light. The living room is anchored with a beautiful fireplace with custom millwork surround. Guests and family alike will naturally congregate in the Chef's kitchen with high-end appliances, custom cabinetry and stone countertops. Enjoy family meals in the massive dining area complete with cozy fireplace and access outside to the west facing deck and backyard oasis. The primary bedroom is located on the main floor with a luxurious ensuite and walk-in closet. Additionally on the main floor are two more bedrooms, (1 of which utilized as a den) and the main bath. Upstairs is a great loft area which offers stunning views, a bedroom and 4 pc. bathroom. The basement is cohesive with the rest of the home, featuring tall ceilings, large windows and generous spaces. Those who work from home will appreciate a huge den and second office, which also has a fireplace. There is also a large rec room, wet bar, gym, full bath and tons of well thought out storage offerings. There is also a handy secondary access to the garage from the lower level. The

grounds themselves are stunning, with golf-course like manicured lawn and planter beds, flowering trees and mountain views. Enjoy the tranquility of the yard while listening to your water feature or the birds chirping. The hobby enthusiast will also appreciate a large shed which can function as a studio, workshop or additional storage area. Only 20 minutes to downtown Calgary, or 45 minutes to Canmore, this property won't last long.