



**33114 Township Road 243  
Rural Rocky View County, Alberta**

**MLS # A2147117**



**\$2,045,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	4,183 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	220 Volt Wiring, Heated Garage, Quad or More Attached		
<b>Lot Size:</b>	4.03 Acres		
<b>Lot Feat:</b>	Back Yard, Level		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	21-24-3-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CRES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar		
<b>Inclusions:</b>	N/A		

\*Judicial Sale Sold "As-Is, Where-Is"\* Welcome to the luxury home spanning over 7,000 square feet, poised to enrich your family's adventures. Step through the grand foyer into a spacious living area adorned with a soaring 16-foot vaulted ceiling, complemented by an elegant formal dining space. The well-appointed kitchen, featuring a walk-in pantry and expansive island, is ideal for hosting gatherings. Take in tranquil southwest views from the kitchen nook and a sprawling 970 square-foot deck, perfect for outdoor festivities. Retreat to the primary bedroom retreat boasting a fireplace, ensuite bathroom, and expansive walk-in closet. An additional bedroom with a private bathroom, a mudroom, an office, and a convenient laundry room complete the main floor. Upstairs, discover a private enclave with a bedroom, bathroom, wet bar, and office—a perfect at-home retreat for teenagers, guests, or live-in help. In addition to the heated 4-car garage, an extra heated garage with high ceilings stands ready to accommodate your RV, boat, or other recreational vehicles, equipped with 220V three-phase wiring for electric vehicles or welding gear, ideal for use as a workshop. The lower walkout level with in-floor heating features a family room with a fireplace, secondary kitchen, three bedrooms with walk-in closets, one primary bedroom with its own bathroom, two full bathrooms, and an additional guest bathroom. Enjoy a media room, gym, and versatile flex space for hobbies or storage. Nearby amenities include Springbank Athletic Park, Springbank and Elbow Valley Schools, and the private Edge School, catering to sports enthusiasts, with easy access to the Rockies via the Trans Canada Highway. Tailored for multigenerational living with ample space for everyone to enjoy, this residence offers privacy on approximately four beautiful acres. It is an ideal property for hosting

loved ones, working from home, and pursuing personal interests. Embrace the allure of serene living while witnessing nature's seasonal symphony unfold across your stunning estate. Check out the 3D tour!