



**GRASSROOTS**  
REALTY GROUP

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**183 Springbank Heights Place**  
**Rural Rocky View County, Alberta**

**MLS # A2213171**



**\$2,387,500**

<b>Division:</b>	Springbank Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,808 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Driveway, Garage Door Opener, Heated Garage, Private Elec		
<b>Lot Size:</b>	1.98 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, F		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Engineered Septic, Private Sewer, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sauna, See Remarks		
<b>Inclusions:</b>	refrigerator & dishwasher bar area		

DREAM retreat in the prestigious community of Springbank, Calgary. Nestled amongst the breathtaking landscapes, Springbank is known for its peaceful, classy ambiance, and this luxury residence embodies the epitome of lavish living. Conveniently located on one of the best lots within Springbank, this gem has PANORAMIC views of the mountains to the West, bow river valley to the North and downtown Calgary to the East! Perched on the top of a quiet culdesac and one of the highest elevations in the neighbourhood with quick access to the Springbank Airport, Edge School, new Costco shopping area, while being minutes from both Calgary and Cochrane, and steps down the hill to the Bow River! Spanning over 5000 square feet of exquisite design and thoughtful architecture, this expansive home invites you into a world of sophistication. The moment you step inside, you'll be captivated by the beauty that defines every corner of this magnificent home. Glass walls, open staircases, 26 ft tile surround fireplace wall and a 30 ft window wall overlooking the mountains to the west, are just a few of the main floor details! The Walk-Out basement is a haven of entertainment, boasting a state-of-the-art movie theatre that promises cinematic experiences right at home. A well-appointed bar area sets the stage for social gatherings, while a gym encourages a healthy lifestyle without stepping foot outside. With two spacious bedrooms, the basement offers a private retreat for guests or family members. The rec room, sauna and hot tub area elevate the entertainment possibilities, ensuring that every gathering is memorable and enjoyable. As you ascend to the upper level, prepare to be enchanted by the open layout that effortlessly merges with the awe-inspiring mountain views. Sunlight dances through the windows, illuminating a beautiful kitchen that's as functional as it is elegant. Whether you're

an aspiring chef or simply enjoy culinary delights, this kitchen is a masterpiece of design and functionality. High end built in appliances in both the main and butler kitchen areas will create the ultimate culinary experience. A total of two bedrooms grace this level, each designed with attention to detail and a focus on comfort. The master bedroom being one of them. This primary suite boasts a stunning 7-piece layout. Custom glass shower area with 3 rain heads, relax in the stand alone tub under the designer light or the sunshine from the well positioned west facing upper windows, massive counter/cabinet area with dual sinks of course all complete with humungous walk in closet with custom dresser and built ins beyond belief! As if this weren't enough, the home includes a colossal attached 4-car garage, complete with in floor heating, providing ample space for your prized vehicles and more. Roughed in for EV charger. Every aspect of this residence has been carefully curated to cater to the most discerning tastes, making the epitome of Springbank's luxury living!