



9 SWIFT CREEK Green, Rural Rocky View County T3Z 0B6

MLS® #: **A2129346** Area: **Springbank** Listing Date: **05/09/24** List Price: **\$3,999,988**
 Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Year Built: **2016** Abv Sqft: **8,712**
Lot Information Low Sqft:
 Lot Sz Ar: **87,120 sqft** Ttl Sqft: **8,712**
 Lot Shape:

DOM

268
Layout
 Beds: **5 (3 2)**
 Baths: **7.0 (6 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **6**
 Garage Sz: **5**

Access:
 Lot Feat: **Cul-De-Sac, Pie Shaped Lot**
 Park Feat: **Double Garage Attached, Garage Door Opener, Garage Faces Front, Oversized, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Other**

Construction: **Stucco, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source: **Co-operative**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Garage Control(s), Gas Stove, Microwave, Oven-Built-In, Range Hood, Window Coverings**
 Int Feat: **Bookcases, Built-in Features, Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Pantry, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	20`11" x 22`0"	Breakfast Nook	Main	20`11" x 16`0"
Dining Room	Main	13`11" x 20`6"	Sunroom/Solarium	Main	17`5" x 21`11"
Great Room	Main	30`1" x 21`9"	Living Room	Main	20`11" x 31`5"
Laundry	Main	12`8" x 8`6"	Mud Room	Main	13`7" x 21`11"
Mud Room	Main	18`10" x 14`0"	Storage	Main	6`9" x 6`10"
Hobby Room	Main	9`11" x 21`3"	2pc Bathroom	Main	0`0" x 0`0"

2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	20`11" x 29`5"
Walk-In Closet	Upper	17`10" x 22`5"	Bedroom	Upper	22`5" x 17`10"
Bedroom	Upper	18`6" x 20`6"	Loft	Upper	21`0" x 33`11"
Laundry	Upper	9`4" x 8`0"	3pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
Game Room	Lower	30`3" x 23`11"	Bedroom	Lower	20`4" x 14`2"
Bedroom	Lower	20`4" x 16`8"	Other	Lower	20`4" x 17`0"
Den	Lower	20`11" x 12`1"	Game Room	Lower	29`11" x 21`5"
Laundry	Lower	9`10" x 4`5"	Exercise Room	Lower	18`1" x 20`3"
Storage	Lower	34`0" x 23`11"	Furnace/Utility Room	Lower	20`7" x 9`1"
Furnace/Utility Room	Lower	11`6" x 16`5"	4pc Ensuite bath	Lower	0`0" x 0`0"
3pc Ensuite bath	Lower	0`0" x 0`0"	3pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

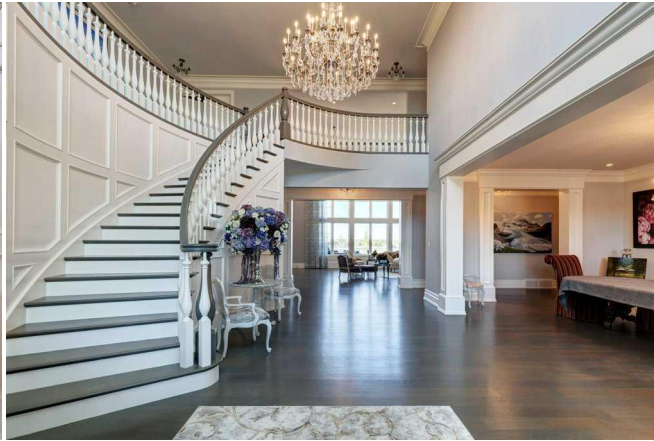
Title: Zoning:
Fee Simple R-1
Legal Desc: 0715771

Remarks

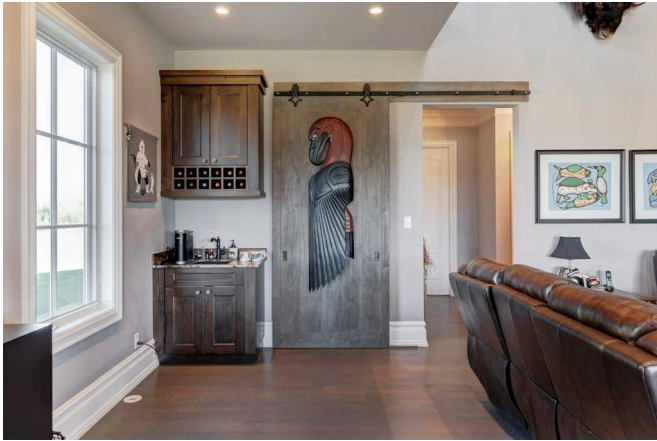
Pub Rmks: Welcome to an Incredible home located in a secluded cul-de-sac in Swift Creek Estates. This spectacular 5 BR, 8 bath home includes total developed space of 13,465 sq ft, indoor parking for 5 cars, with majestic mountain views from every floor, & a professionally landscaped acreage with an abundance of trees and flower beds. Opening the hand-carved double front doors, you'll be immediately awed by the French Provincial architecture that inspired the arched windows & steep pitches, creating uniquely beautiful accents inside & out. Entering you are greeted with soaring two-storey ceilings, a hand-carved staircase straight from a fairy-tale creating the perfect entertaining backdrop. Italian travertine, leathered granite & pink onyx are just a few of the tasteful touches sprinkled throughout the home, complimenting the old-world design. The Great Room truly lives up to the label. Period inspired crown molding & a two-storey 22-foot window frames the mountains perfectly, providing stunning sunset views every evening. Winter days will be spent relaxing alongside the medieval sized fireplace with a herringbone hearth, one of 5 fireplaces throughout the home, each one unique to its own space. The French Chateau inspired Kitchen is elegantly appointed with a carved French hood & hand-glazed cabinetry. Oversized cabinet front Miele Fridge & Freezer with ornate handles stand alongside 2 grand islands each with a cabinet front dishwasher. You have more than enough space to prep any meal & with a Dacor 6 burner gas range & 3 ovens at your disposal, culinary masterpieces await. From rear of the home access an expansive west concrete deck which offers mountain views, spectacular sunsets, another grand space to entertain or relax, the covered deck below ensures that you can entertain through all 4 seasons. The primary suite is fit for royalty, complete with a private terrace. There is an executive walk-in closet, the luxurious ensuite is a spa lover's dream with a dual head shower & an UltraBain heated massaging whirlpool bath. Through the glass door is an opulent dressing room with an antique-mirrored dressing table. Not one BR shares a wall with another, privacy is always ensured. Each of the 4 additional BR's include an ensuite & a one-of-a-kind, hand-blown Italian light fixture. Thoughtful design provides a LR on all 3 floors. The fully developed walk-out basement was designed with relaxed entertaining in mind. Featuring a billiards room with built-in wet bar & cabinetry open to another recreation room, plus a home theatre, gym, & a yoga studio room. The main bathroom downstairs features an enormous dual-headed shower, a large water closet, a washer & dryer, everything needed to rinse off after relaxing in the 8-person hot tub with an overhead gas heater so you can enjoy a soak no matter the weather. Parking is provided with triple attached & double attached garages on either side of the home, each garage can easily accommodate car lifts allowing for additional indoor parking.

Inclusions: fridge in basement, 2 washers & 2 Dryers, Hot Tub, TV's
Property Listed By: RE/MAX Realty Professionals

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













9 Swift Creek Green, Calgary, AB

Main Floor Exterior Area 4890.02 sq ft
Interior Area 4884.02 sq ft
Excluded Area 1547.69 sq ft



PREPARED: 2024/05/08

White regions are excluded from total floor area in GSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 3822.89 sq ft
Interior Area 3811.58 sq ft
Excluded Area 1175.59 sq ft



PREPARED: 2024/05/08

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Basement (Below Grade) Exterior Area 4753.38 sq ft
Interior Area 4592.16 sq ft



PREPARED: 2024/05/08

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