



THE
A-TEAM

**RE/MAX
FIRST**

183 SPRINGBANK HEIGHTS Place, Rural Rocky View County T3Z1C4

MLS® #: **A2165947** Area: **Springbank Heights** Listing Date: **09/17/24** List Price: **\$2,684,900**
Status: **Active** County: **Rocky View County** Change: **-\$115k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County** Finished Floor Area
Year Built: **2024** Abv Sqft: **2,808**
Low Sqft:
Ttl Sqft: **2,808**
Lot Information
Lot Sz Ar: **86,248 sqft**
Lot Shape:

DOM

66
Layout
Beds: **4 (2 2)**
Baths: **3.5 (3 1)**
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **4**
Garage Sz: **4**

Access:
Lot Feat: **Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, No Neighbours Behind, Private, Rolling Slope, Secluded, See Remarks, Views**
Park Feat: **220 Volt Wiring, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, In Garage Electric Vehicle Charging Station(s), Insulated, Oversized, Quad or More Attached**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler, High Efficiency, In Floor, Fireplace(s), Forced Air, Humidity Control, Natural Gas, Radiant**
Sewer: **Septic System**
Ext Feat: **Balcony, BBQ gas line, Lighting, None, Private Yard**

Construction: **Cement Fiber Board, Composite Siding, Stone, Wood Frame**
Flooring: **Ceramic Tile, Hardwood, Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Garage Control(s), Gas Water Heater, Humidifier, Range Hood, Water Softener, Wine Refrigerator**
Int Feat: **Built-in Features, Double Vanity, Kitchen Island, Pantry, Primary Downstairs, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`0" x 11`0"	Great Room	Main	19`6" x 16`6"
Media Room	Basement	19`2" x 11`9"	Family Room	Basement	17`11" x 9`8"
Kitchen	Main	19`3" x 13`3"	Loft	Upper	20`6" x 16`3"

Bedroom - Primary	Main	14`6" x 13`0"
Bedroom	Basement	13`0" x 11`5"
2pc Bathroom	Main	5`7" x 5`5"
4pc Bathroom	Basement	9`8" x 6`2"
Game Room	Basement	34`9" x 23`9"
Exercise Room	Basement	13`0" x 10`11"
Cold Room/Cellar	Basement	18`0" x 6`10"
Walk-In Closet	Main	13`0" x 7`0"
Sauna	Basement	8`7" x 5`9"

Bedroom	Main	14`0" x 13`0"
Bedroom	Basement	15`4" x 11`4"
4pc Ensuite bath	Main	8`0" x 5`2"
6pc Ensuite bath	Main	15`0" x 12`6"
Laundry	Main	9`8" x 6`11"
Furnace/Utility Room	Basement	18`9" x 13`0"
Pantry	Main	11`9" x 6`6"
Foyer	Main	14`6" x 11`7"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CRD
Legal Desc:	1013481

Remarks

Pub Rmks: **Open House Sunday 1-4pm Welcome to your 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**

Inclusions:	N/A
Property Listed By:	CiR Realty

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











