



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 VANTAGE RIDGE Estates, Rural Rocky View County T3Z 2S7**

MLS® #: **A2171396**      Area: **Springbank**      Listing Date: **10/15/24**      List Price: **\$1,869,800**  
 Status: **Active**      County: **Rocky View County**      Change: **-\$80k, 07-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **1993**  
Lot Information  
 Lot Sz Ar: **174,240 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Cul-De-Sac, Landscaped, Views**  
 Park Feat: **Driveway, Gated, Triple Garage Attached**

Finished Floor Area  
 Abv Sqft: **4,741**  
 Low Sqft:  
 Ttl Sqft: **4,741**

DOM

**30**  
Layout  
 Beds: **4 (4 )**  
 Baths: **5.0 (4 2)**  
 Style: **2 Storey, Acreage with Residence**  
Parking  
 Ttl Park: **0**  
 Garage Sz: **3**

Utilities and Features

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

Construction: **Stucco, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source: **Well**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Freezer, Gas Cooktop, Washer, Window Coverings, Wine Refrigerator**  
 Int Feat: **Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Foyer</b>	<b>Main</b>	<b>6`7" x 27`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>17`7" x 19`9"</b>
<b>Pantry</b>	<b>Main</b>	<b>6`4" x 19`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>22`4" x 23`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 13`10"</b>	<b>Family Room</b>	<b>Main</b>	<b>21`1" x 37`6"</b>

<b>2pc Bathroom</b>	<b>Main</b>		<b>Bedroom - Primary</b>	<b>Upper</b>	<b>22`11" x 25`10"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>12`10" x 8`5"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>14`7" x 12`2"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>13`6" x 11`2"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 12`10"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>Sunroom/Solarium</b>	<b>Upper</b>	<b>12`4" x 19`8"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`0" x 7`8"</b>
<b>Game Room</b>	<b>Lower</b>	<b>38`10" x 36`10"</b>	<b>Office</b>	<b>Lower</b>	<b>10`10" x 9`4"</b>
<b>Exercise Room</b>	<b>Lower</b>	<b>17`0" x 14`6"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	
<b>Storage</b>	<b>Lower</b>	<b>10`4" x 10`7"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>10`6" x 13`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **8011512**

Zoning:  
**CRES**

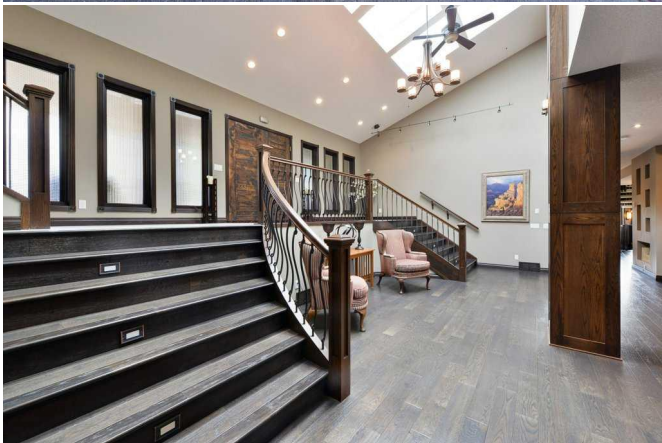
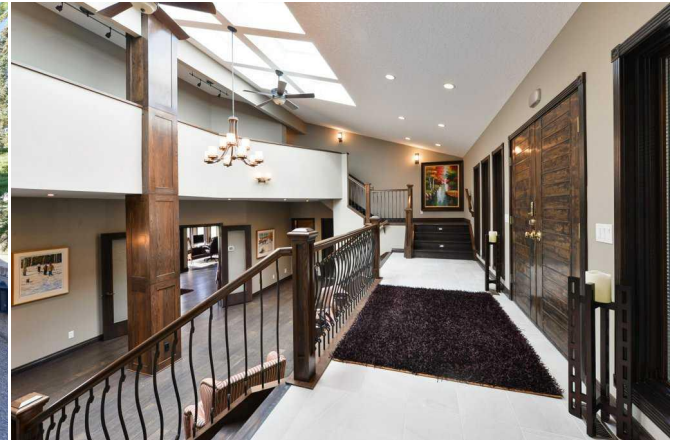
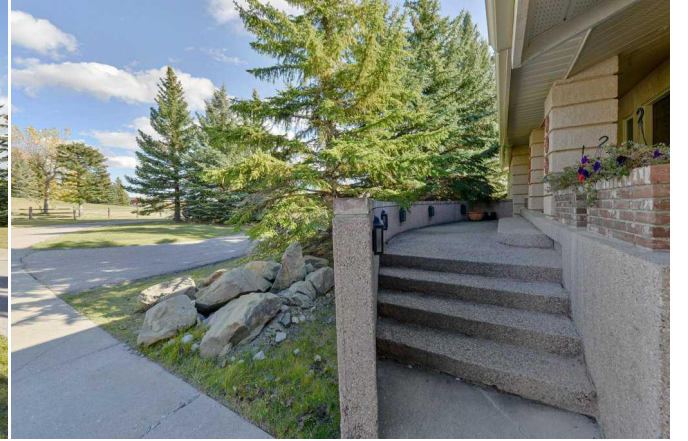
Remarks

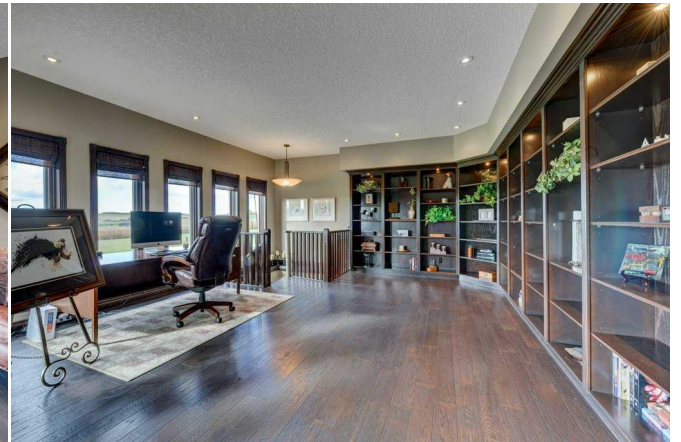
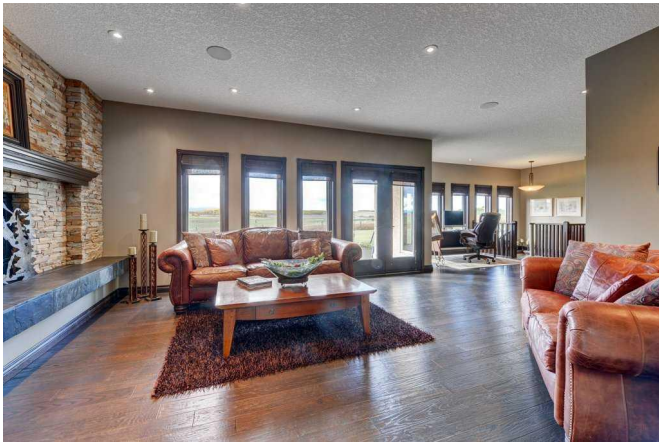
Pub Rmks: **Unobstructed, panoramic Springbank mountain views are just the beginning of the luxury offered by this remarkable 4-bedroom estate home set on 4 acres. With 4,741 square feet above grade and an additional 2,099 square feet of developed space below, this home offers a total of 6,840 square feet of sophisticated living. The lower level was fully renovated in 2001, while the main and upper floors underwent a down-to-the-studs renovation in 2011, including updated mechanical systems. The entire home is equipped with in-floor heating and air conditioning for comfort. As you arrive, automatic gates open to reveal this estate property. Inside, the impressive entrance features vaulted ceilings, skylights, and twin curved staircases that lead to the central hall, providing access to the main floor's spacious living areas. Wide plank hardwood floors run throughout the main level, where a gourmet kitchen awaits on the south side. This chef's dream kitchen includes an expansive granite island, endless counter space, and ample cabinetry. High-end appliances include a commercial-grade refrigerator, 5-burner gas cooktop, double wall ovens, a wine fridge, a Fisher Paykel dishwasher, and a large pantry with a stand up freezer. Just off the kitchen, step out onto a private patio with a gas hookup—perfect for al fresco dining on sunny Springbank days. Adjacent to the kitchen is a cozy family room with a striking stone gas fireplace, a curved staircase providing direct access to the primary bedroom, and a wall of windows showcasing the stunning mountain views. Nearby, an elegant formal dining room boasts its own gas fireplace and French doors leading to the west-facing patio, where you can soak in those same breathtaking views. The main floor also features a spacious family retreat with a second stone fireplace, built-in bookcases, another circular staircase leading to the lower level, and additional French doors to the west patio. This level is completed by a well-appointed 2-piece bath and access to a in floor heated triple garage with generous storage space. Upstairs, you'll find four bedrooms, each with its own en-suite and walk-in closet. The second-floor laundry room adds convenience. On the south side, the luxurious primary suite invites relaxation, with a cozy fireplace and mountain views. The spa-inspired ensuite features his-and-her sinks, abundant cabinetry, a walk-in steam shower, a large soaker tub, and a generous walk-in closet. The fully developed lower level is designed for family enjoyment, offering a large recreation room with space for a pool table, ping pong table, and a cinema area. A custom wet bar includes a full-sized fridge, wine fridge, and sink. Additional features include a wine room and more storage. Outside, the manicured lawn is perfect for family activities. Located in the heart of Springbank, this home provides access to top schools (Edge, Webber, Rundle, CFIS, and more), sports facilities, Springbank Park for all Seasons, are all just minutes away.**

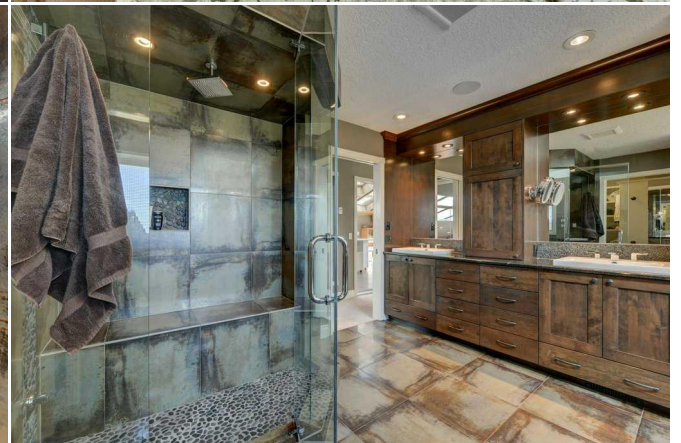
Inclusions: **Pool Table & Accessories, Desk & Fridge in basement, 3 Garage Door Opener & 3 controls. All TV's upstairs, TV in second bedroom,**

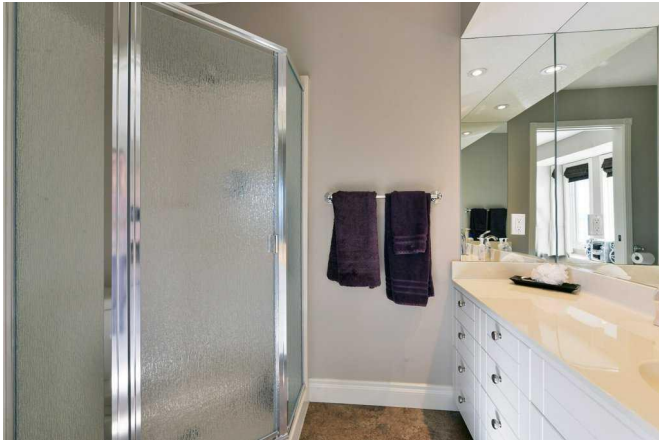
Property Listed By: **RE/MAX Realty Professionals**

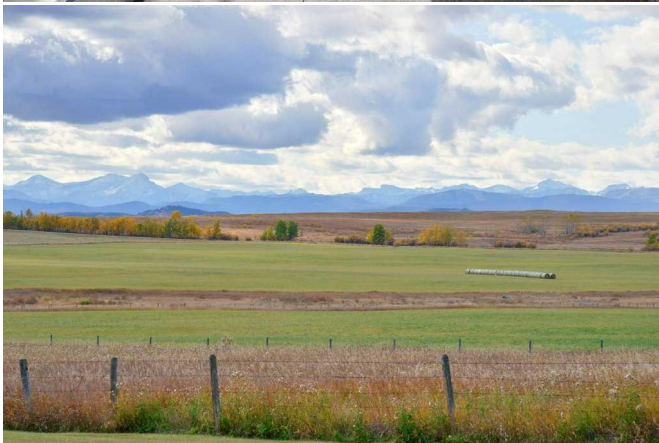
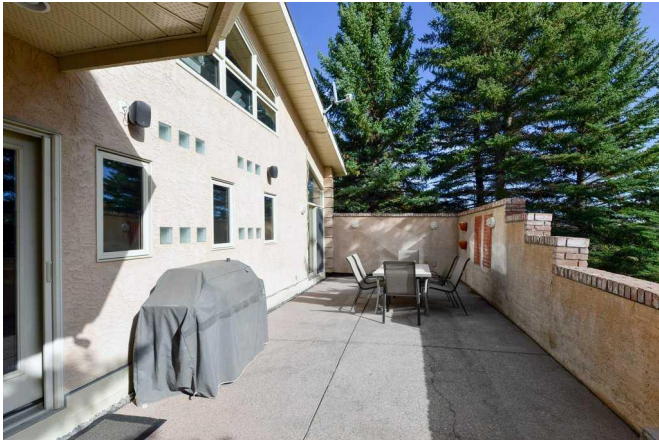
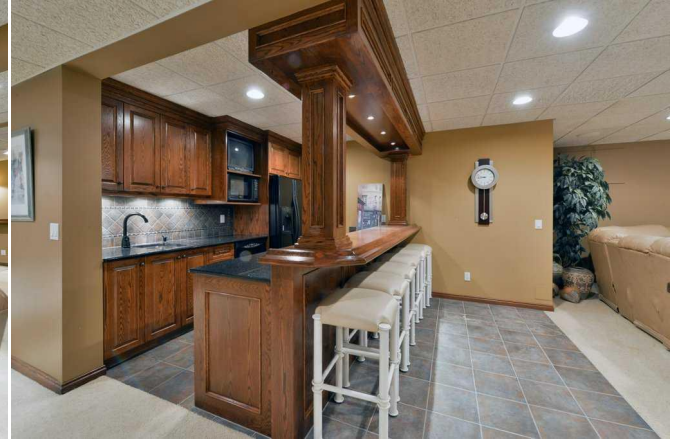
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













15 Vantage Ridge Estates, Calgary, AB

Main Floor Exterior Area 2579.85 sq ft  
Interior Area 2422.95 sq ft  
Excluded Area 904.53 sq ft



PREPARED: 2024/10/11

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

15 Vantage Ridge Estates, Calgary, AB

2nd Floor Exterior Area 2161.88 sq ft  
Interior Area 1885.29 sq ft  
Excluded Area 13.21 sq ft



PREPARED: 2024/10/11

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15 Vantage Ridge Estates, Calgary, AB

Basement (Below Grade) Exterior Area 2199.26 sq ft  
Interior Area 1851.02 sq ft  
Excluded Area 284.53 sq ft



PREPARED: 2024/10/11

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