



THE
A-TEAM

**RE/MAX
FIRST**

25102 LOWER SPRINGBANK Road, Rural Rocky View County T3Z3J9

MLS® #: **A2171864** Area: **Springbank** Listing Date: **10/11/24** List Price: **\$14,300,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **811,087 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **10,778**
 Low Sqft:
 Ttl Sqft: **10,778**

DOM

40
Layout
 Beds: **6 (5 1)**
 Baths: **9.0 (8 2)**
 Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **20**
 Garage Sz: **8**

Access:
 Lot Feat: **Cul-De-Sac,Lawn,No Neighbours Behind,Landscaped,Many Trees,Native Plants,Underground Sprinklers,Yard Drainage,Yard Lights,Paved,Private,Secluded,See Remarks,Sloped,Treed,Views**
 Park Feat: **Double Garage Attached,Triple Garage Attached,Triple Garage Detached**
 Utilities and Features

Roof: **Flat Torch Membrane,Membrane**
 Heating: **Boiler,In Floor,Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Balcony,Barbecue,Basketball Court,BBQ gas line,Courtyard,Garden,Lighting,Playground,Private Entrance,Private Yard,Rain Gutters,Storage,Tennis Court(s)**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Disposal,Double Oven,Dryer,Garage Control(s),Microwave,Other,Oven-Built-In,Range Hood,Refrigerator,Washer,Washer/Dryer,Water Conditioner,Window Coverings**
 Int Feat: **Bar,Bidet,Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Smart Home,Stone Counters,Storage,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	25`6" x 22`0"
Living Room	Main	35`0" x 27`0"
Family Room	Main	20`6" x 18`8"
Sunroom/Solarium	Main	41`8" x 23`8"
Mud Room	Main	12`0" x 10`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	23`0" x 15`8"
Office	Main	18`6" x 16`0"
Den	Main	16`0" x 12`6"
Foyer	Main	20`4" x 12`6"
Laundry	Main	12`6" x 7`6"

Game Room	Lower	39`8" x 29`0"
Media Room	Lower	30`8" x 22`0"
Office	Lower	18`2" x 17`4"
3pc Bathroom	Main	
4pc Ensuite bath	Main	
3pc Ensuite bath	Main	
2pc Bathroom	Main	
3pc Bathroom	Lower	
Bedroom - Primary	Main	21`0" x 14`8"
Bedroom	Main	19`0" x 13`0"
Bedroom	Main	15`2" x 12`8"

Game Room	Lower	31`4" x 16`6"
Exercise Room	Lower	34`0" x 27`0"
Game Room	Lower	30`10" x 22`4"
6pc Ensuite bath	Main	
4pc Ensuite bath	Main	
4pc Ensuite bath	Main	
4pc Ensuite bath	Lower	
2pc Bathroom	Lower	
Bedroom	Main	16`0" x 13`0"
Bedroom	Main	15`6" x 13`0"
Bedroom	Lower	18`0" x 12`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-RUR**
 Legal Desc: **1415 LK**

Remarks

Pub Rmks: **Seize a rare opportunity to own an iconic landmark in the prestigious southwest Springbank area, one of Calgary's most coveted locations. Set on an expansive 18.62-acre escarpment, this exceptional property offers stunning mountain views and unparalleled privacy. Designed with new-age minimalism, this 20,000+ sq ft estate is a serene retreat for the discerning buyer. Located just minutes from Stoney Trail West, on the edge of Calgary, this secluded paradise offers the ultimate in luxury living. With 6 bedrooms + 10 bathrooms + 2 large offices, the home features stunning architectural design, including soaring flat & vaulted ceilings, a grand two-story great room illuminated by expansive windows. The contemporary living spaces are complemented by a soothing wood fireplace & ZEN garden inspired hallway views. The spacious dining room, perfect for memorable gatherings, overlooks beautifully landscaped grounds and majestic mountain vistas. Ample vehicle storage includes an oversized heated 3 car garage, a heated 2 car garage, and an additional oversized auxiliary 3 car garage. The gourmet kitchen is a chef's dream, featuring a Wolf gas range with dual ovens, a built-in refrigerator, a walk-in pantry, an oversized granite island, and custom white oak cabinetry. The adjacent family room includes a cozy fireplace, while the sunroom with another fireplace is perfect for family game or movie nights. The bedroom wing, secured by fire doors, houses the luxurious primary suite, a tranquil haven with views of mature trees and a lounge area with a fireplace. The ensuite boasts a deep soaker tub, granite dual-sink vanity, dual toilets, a bidet, and 2 oversized showers, along with a spacious walk-in closet. Four additional bedrooms, each with its own ensuite, are located in the bedroom wing, along with a laundry room and extra storage. Heated floors throughout both the main and lower levels provide year-round comfort. The lower level offers an additional bedroom with a full bathroom, a dedicated hot tub room, a spacious exercise room, an office and a large recreation room. A nearby bar and media room add to the entertainment space, while a walk-up entrance leads to the beautifully landscaped backyard, where a large in-ground pool awaits. Outdoor spaces include southwest-facing decks and a patio, a vast yard, and a middle courtyard with a sports court. An auxiliary building offers potential as a future guest house. The property has undergone millions of dollars in recent landscaping, with paved and natural pathways, waterfall features, and hidden sitting areas. Two security gates, fencing, and surveillance cameras ensure your privacy and security. This magnificent estate offers a private oasis with rolling hills, lush gardens, and elaborate landscaping that rivals anything in Aspen Hills—yet is only five minutes away from top-tier private schools. Experience the pinnacle of luxury living in Canada. Schedule your private tour today and discover all that your next home has to offer.**

Inclusions: dishwasher, microwave, cooktop, oven, fridge
 Property Listed By: **MaxWell Capital Realty**

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











