



260080 GLENBOW Road, Rural Rocky View County T4C 0B7

MLS® #: **A2187351** Area: **Bearspaw_Calg** Listing Date: **01/13/25** List Price: **\$1,995,000**
 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: **2023**
Lot Information
 Lot Sz Ar: **140,263 sqft**
 Lot Shape:

DOM

40
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Acreeage with Residence,Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Cul-De-Sac,See Remarks,Sloped Down,Views**
 Park Feat: **Driveway,Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field,Septic System,Septic Tank**
 Ext Feat: **Balcony,BBQ gas line,Dog Run,Lighting**

Construction: **Composite Siding,Stone,Stucco**
 Flooring: **Hardwood,See Remarks,Tile**
 Water Source: **Well**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Microwave,Washer/Dryer,Wine Refrigerator**
 Int Feat: **Beamed Ceilings,Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Recreation Facilities,See Remarks,Soaking Tub,Storage,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`3" x 12`3"	Living Room	Main	17`0" x 20`1"
Kitchen	Main	13`0" x 20`3"	Pantry	Main	8`3" x 6`11"
Dining Room	Main	13`0" x 11`1"	Bedroom - Primary	Main	12`11" x 17`0"
6pc Ensuite bath	Main	12`10" x 13`3"	Walk-In Closet	Main	13`0" x 8`5"
Office	Main	12`11" x 10`0"	Mud Room	Main	8`5" x 10`11"
Laundry	Main	7`10" x 5`11"	2pc Bathroom	Main	5`7" x 5`9"

5pc Bathroom
Bedroom
Exercise Room

Lower
Lower
Lower

12`3" x 7`5"
12`2" x 16`3"
12`3" x 22`10"

Hobby Room
Bedroom
Game Room

Lower
Lower
Lower

8`4" x 9`3"
12`4" x 13`11"
16`9" x 22`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1710484

Zoning:
R-RUR

Remarks

Pub Rmks:

*****OPEN HOUSE - Saturday February 15th, 2pm - 4pm*** Nestled on 3.22 acres of serene hillside, just minutes from Cochrane, Glenbow Ranch Provincial Park, and a short drive to downtown Calgary, this custom-built luxury bungalow offers breathtaking valley views and impeccable design. Step into the grand entrance with mosaic tile inlays and engineered hardwood, leading to a living room with soaring cathedral ceilings and floor-to-ceiling south-facing windows. At the heart of the home is a chef's kitchen featuring a 5'x10.5' quartz island, gas range, double ovens, and a unique dry cold pantry. The primary suite boasts stunning views, a spa-inspired ensuite with a wet room (dual showers, rain heads, and a soaker tub), and a custom walk-in closet. Outside, a 600+ sq. ft. deck with a vaulted covered area creates the perfect space for entertaining. The lower level is designed for ultimate enjoyment, with a custom wet bar, wine fridge, gym with commercial-grade rubber flooring, and a walk-out patio with a hot tub. Two spacious bedrooms, a five-piece bathroom, and a stunning mono stringer staircase complete the space. Additional features include an oversized three-car garage, upgraded shingles, air conditioning, and new home warranty. This hillside haven combines luxury, tranquility, and unmatched indoor-outdoor living. Don't miss your chance to call this retreat home!**

Inclusions:
Property Listed By:

N/A
Real Broker

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













