



THE
A-TEAM

**RE/MAX
FIRST**

7 GRACEWOOD View, Rural Rocky View County T3Z 2B2

MLS®#: **A2201503** Area: **Gracewood** Listing Date: **03/13/25** List Price: **\$1,795,000**
 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** Finished Floor Area
 Abv Sqft: **4,552**
 Low Sqft:
 Ttl Sqft: **4,552**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **86,248 sqft**
 Lot Shape:

DOM

4
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey, Acreage with Residence**

Parking

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

Access:
 Lot Feat: **Back Yard, Cul-De-Sac, Garden, Irregular Lot, Landscaped, Treed, Views**
 Park Feat: **Driveway, Triple Garage Attached**

Utilities and Features

Roof: **Pine Shake**
 Heating: **In Floor, Forced Air, Natural Gas, See Remarks**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Balcony, Fire Pit, Garden**

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

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer**
 Int Feat: **Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	79`10" x 50`7"	Family Room	Main	52`9" x 46`2"
Kitchen	Main	59`1" x 52`6"	Pantry	Main	13`11" x 12`0"
Dining Room	Main	52`6" x 48`2"	Foyer	Main	41`7" x 23`6"
Mud Room	Main	36`1" x 24`1"	Laundry	Main	29`6" x 23`9"
2pc Bathroom	Main	21`11" x 17`9"	Bedroom - Primary	Upper	58`10" x 52`3"
Walk-In Closet	Upper	40`5" x 18`4"	5pc Ensuite bath	Upper	47`4" x 36`11"
Balcony	Upper	37`6" x 29`9"	Bedroom	Upper	47`4" x 30`11"
Bedroom	Upper	53`4" x 39`1"	Walk-In Closet	Upper	20`6" x 15`7"

Bedroom	Upper	53`4" x 46`9"	Walk-In Closet	Upper	24`1" x 18`4"
5pc Bathroom	Upper	39`4" x 36`1"	Bonus Room	Upper	78`2" x 52`3"
Nook	Upper	48`11" x 47`0"	Den	Upper	34`5" x 25`2"
3pc Bathroom	Upper	40`5" x 33`11"	Game Room	Lower	77`4" x 48`11"
Media Room	Lower	69`2" x 50`4"	Bedroom	Lower	51`8" x 48`2"
Bedroom	Lower	51`5" x 39`11"	Walk-In Closet	Lower	20`6" x 15`4"
3pc Bathroom	Lower	29`6" x 20`6"	Storage	Lower	59`7" x 50`7"
Furnace/Utility Room	Lower	50`0" x 45`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9512621**

Zoning: **R-CRD**

Remarks

Pub Rmks: **Welcome to this stunning 6-bedroom, 4.5-bathroom estate home in the prestigious community of Springbank. Spanning 4,552 sq. ft., with an additional 1,580 sq. ft. of fully developed basement space, this 2-storey residence offers luxurious living with breathtaking mountain views. Step inside to find freshly updated interior paint, a renovated gourmet kitchen featuring a new range, fridge, and wall oven/microwave combo, a spacious centre island with breakfast bar, and stainless steel appliances, including a gas cooktop. The open-concept design flows seamlessly into the family room with built-ins and a gas fireplace, and the dining area opens onto a private southwest-facing backyard. A formal dining or living room and a main-floor den with built-ins add flexibility for your family's needs. The mudroom includes a dog wash station and main-floor laundry for added convenience. Upstairs, the primary suite is a serene retreat with a large private balcony showcasing mountain views with epic sunsets, a spa-inspired 5-piece ensuite with in-floor heating, a glass shower, a large tub, and a walk-in closet. Three additional bedrooms share a beautifully appointed 5-piece main bath and 2 have walk-in closets. The air-conditioned bonus room above the heated triple attached garage features its own dedicated furnace and a private 3-piece ensuite with a brand-new glass shower. The fully developed basement offers exceptional entertainment and living space, including a large recreation room, theatre room - creating the ideal cinematic experience, two additional bedrooms, and a 3-piece bath with heated floors. Outside, the 2-acre property is professionally landscaped, complete with a dog run, shed, RV parking beside the triple garage, and a paved curved driveway. Located just minutes from top-rated schools, including Rocky View School District's schools, as well as the renowned Edge School for Athletes, this home is perfectly situated for families seeking space, convenience, and luxury.**

Inclusions: **Media Room Electronics, Projector & Screen, Bonus Room Air Conditioner**
 Property Listed By: **eXp Realty**

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













