

# \$4,480,000 - 31 Pinnacle Ridge Drive Sw, Rural Rocky View County

MLS® #A2229608

**\$4,480,000**

5 Bedroom, 6.00 Bathroom, 4,602 sqft  
Residential on 2.32 Acres

Pinnacle Ridge, Rural Rocky View County,  
Alberta

31 Pinnacle Ridge Drive SW â€“ Luxurious  
Living | 6 Bed | 6 Bath | Walkout Bungalow |  
2.32 Acres | Corner Lot | Triple Garage w/  
Motorhome Parking | Prestigious Community |  
Prime Location

Welcome to 31 Pinnacle Ridge Drive SWâ€™a  
one-of-a-kind estate offering 8400+ square  
feet of exquisite living space, situated on a  
private and beautifully landscaped 2.32-acre  
corner lot in one of Calgaryâ€™s most  
prestigious communities.

This 6 bedroom, 6 bathroom walkout bungalow  
has been masterfully designed to showcase  
timeless architectural elegance with modern  
luxury. Perfectly positioned to capture  
extraordinary, unobstructed views of the Rocky  
Mountains and the sweeping valley beyond,  
the home offers complete privacy while  
remaining just minutes from Stoney Trail,  
top-rated schools, fine dining, and every major  
amenity.

From the moment you arrive, the home  
impresses with its grand presence, meticulous  
stonework, and resort-inspired landscaping. A  
newly built pool with a cascading waterfall  
serves as the centrepiece of the outdoor living  
spaceâ€™creating a serene oasis for both  
entertaining and relaxation.



Inside, the home features soaring ceilings, ornate moldings, dramatic columns, high end light fixtures including dazzling chandeliers. The thoughtful floor plan offers a room for every occasion, including a den with French doors, a formal study, large wine cellar, an elegant dining room, and a fully developed lower level with a spacious billiard room.

Multiple fireplaces add warmth and ambiance throughout, while the gourmet kitchen and easy-care tile flooring strike a perfect balance of function and sophistication.

All seven bedrooms are generously appointed, with the primary suite offering a luxurious ensuite bath, an expansive closet/dressing room, and a private deck with jaw-dropping mountain views.

Rounding out this exceptional offering is a triple attached garage with dedicated motorhome parking, providing ample space for all your vehicles and recreational needs.

This is a rare opportunity to own a landmark residence that combines privacy, prestige, and proximity in one of Calgary's most sought-after neighbourhoods

Built in 1999

### **Essential Information**

MLS® #	A2229608
Price	\$4,480,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,602
Acres	2.32

Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	31 Pinnacle Ridge Drive Sw
Subdivision	Pinnacle Ridge
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3N7

### Amenities

Amenities	Other
Parking	Garage Door Opener, Insulated, Triple Garage Attached, Garage Faces Front, Heated Garage, Oversized, RV Garage
# of Garages	6

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound, Bar, Bookcases, Chandelier, French Door, Granite Counters, Natural Woodwork, Recreation Facilities, Smart Home, Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Window Coverings, Bar Fridge, Built-In Refrigerator, Built-In Gas Range, Disposal
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s), High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Paved, Treed, Views, Backs on to Park/Green Space, No Neighbours Behind, Open Lot, Private, Secluded, Underground Sprinklers, Waterfall, Yard Lights
Roof	Concrete
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	141
Zoning	R1
HOA Fees	1100
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Sotheby's International Realty Canada
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