

\$2,188,800 - 250044 Range Road 32, Rural Rocky View County

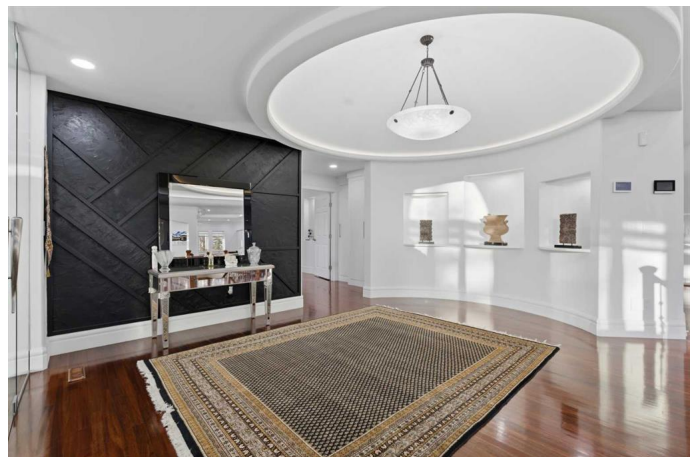
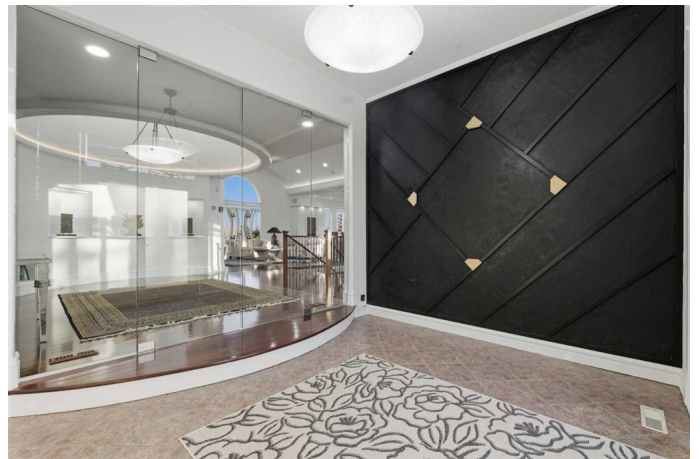
MLS® #A2270568

\$2,188,800

7 Bedroom, 8.00 Bathroom, 4,176 sqft
Residential on 3.62 Acres

Crocus Ridge Estates, Rural Rocky View County, Alberta

3.62 ACRES | 7 BED & 8 BATHS | OVER 7000 SQFT OF LIVING SPACE | WALKOUT BASEMENT | HEATED QUAD GARAGE + TANDEM 2 CAR GARAGE | ABOVE-GARAGE AREA EASILY SUITABLE WITH COUNTY APPROVAL | Unparalleled luxury defines this Springbank estate set on 3.62 acres, blending timeless elegance with modern comfort in a prestigious location minutes from Calgary. Central A/C, exceptional views & exquisite craftsmanship establish a refined living experience from the start. A sophisticated entry introduces a grand open floor plan with 14'™ cove-vaulted ceilings & site-finished Brazilian cherry hardwood that amplifies natural light. Oversized windows in the living room frame serene country scenery, while the dining room provides an elevated backdrop for hosting with designer lighting & corner windows capturing sweeping views. A welcoming family room centres around a gas fireplace & custom media unit to create a warm everyday gathering space. The chef's™ kitchen supports large-scale cooking with high-end appliances, custom cabinetry, a spacious island & a built-in table for casual meals. A powder room is conveniently placed for guests. The primary bedroom is a private retreat with a spa-inspired ensuite featuring a deep soaker tub, oversized shower, dual



vanities & a massive custom walk-in closet. A second bedroom with its own 3-piece ensuite plus 1 of 3 laundry rooms complete this level. The upper floor includes a bright 4-piece bathroom with skylight, a bedroom with a 3-piece ensuite & walk-in closet, along with 2 additional bedrooms, offering excellent flexibility for families or multigenerational living. Stylish design continues through the bright walkout basement where an entire wall of glass connects indoor living with the outdoors. A generous family room with built-in media center is ideal for movie or games nights, while a wet bar keeps refreshments close at hand. A Cigar room with proper ventilation. A recreation area can accommodate a pool table or play space. A third laundry room & powder room add everyday convenience. 2 bedrooms sit on opposite sides of a spacious bonus zone to form a natural hangout area, with 1 bedroom featuring a private 4-piece ensuite & walk-in closet. Another 3-piece bathroom, a dedicated gym & ample storage add valuable function. Outdoor living excels with a wraparound lower patio & an upper deck with glass railings that preserve the panoramic views. The property is zoned for 2 horses & allows up to 2040 sqft of outbuildings, creating opportunities for equestrian use, a hobby farm or future development. A heated quadruple garage sits alongside a tandem 2 car garage offering extensive room for vehicles, equipment or workshop needs. Above-garage space is easily suitable with county approval, elevating long-term versatility. This estate delivers luxury, privacy & convenience in one of Springbank's most sought-after settings mere minutes to the city!

Built in 1997

Essential Information

MLS® #

A2270568

Price	\$2,188,800
Bedrooms	7
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	4,176
Acres	3.62
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	250044 Range Road 32
Subdivision	Crocus Ridge Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1G6

Amenities

Parking	Double Garage Attached, Heated Garage, Insulated, Quad or More Attached
# of Garages	6

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Bookcases
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Gas Range, Gas Stove, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard
Lot Description	Back Yard, Few Trees, Garden, Landscaped, Lawn, Level, Private, Views, Cleared, Open Lot, Pasture
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	1
Zoning	Rural Residential

Listing Details

Listing Office	LPT Realty
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