



**8 Grandarches Bay**  
**Rural Rocky View County, Alberta**

**MLS # A2300513**



**\$2,650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,625 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Oversized, Quad or More Attached		
<b>Lot Size:</b>	2.11 Acres		
<b>Lot Feat:</b>	Garden, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 2nd Refrigerator, 2nd Microwave, 2nd Dishwasher, The following is negotiable with the right offer: Tractor, Ride-on Lawn Mower, Gym Equipment, Theatre equipment (including reclining theatre suite), Recreation equipment (pool table, table tennis)

Set on over 2 acres of beautifully treed land, this exceptional Springbank home offers a rare blend of privacy, space, and refined comfort, all just minutes from west Calgary amenities and top schools. A curved driveway winds through mature landscaping, creating a strong sense of arrival as the home comes into view. Inside, soaring vaulted ceilings with exposed beams and rich hardwood floors set the tone in the main living area, where a striking stone fireplace anchors the space and invites both quiet evenings and larger gatherings. The kitchen is designed for both everyday living and entertaining, featuring integrated Thermador appliances, a walk-in pantry, a generous island with seating, and thoughtful details like a built-in wine rack. The adjacent dining area is surrounded by views of the natural landscape and opens onto a private balcony, extending your living space outdoors. The main floor primary suite is positioned to take full advantage of the peaceful setting, with views toward the pond and a well-appointed ensuite complete with dual vanities, a soaker tub, steam shower, heated floors, and separate walk-in closets. An office, along with a functional mudroom and laundry space with built-ins, completes the main level. Upstairs, a dedicated family zone offers two spacious bedrooms, a full bathroom, and a flexible recreation or study area, ideal for growing families. The walkout lower level is bright and expansive, designed for both relaxation and entertainment. Heated floors run throughout, with spaces that include a wet bar, wine cellar, theatre area, gym, and multiple recreation areas, along with two additional bedrooms and a full bathroom for guests. Outdoors, the property feels like a private retreat. Mature trees, two patio areas, a tranquil water feature with a flowing stream, and a firepit setting near the pond create multiple spaces to unwind or host throughout the

seasons. Additional features include an oversized four-car garage with access to both the front and rear of the property, air conditioning, and whole-home audio. Residents also enjoy community features such as pond maintenance and seasonal stocking through the HOA. Located within the Springbank school system and close to Calgary's leading private schools, with convenient access west to the mountains, this is a rare opportunity to own a truly special property in a sought-after setting.