



67 Windmill Way
Rural Rocky View County, Alberta

MLS # A2304470



\$1,499,000

Division:	Calling Horse Est		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,862 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	2.01 Acres		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub		

Inclusions: Shed, Water Softener, Digital Thermostat, Green House, Central Vacuum, Outdoor Play structure, outdoor composter, shelving in the basement storage room, Bathroom mirrors, Carriage House: oven, fridge, microwave, dishwasher, washer and dryer, hanging towel hooks, Negotiable: Pool Table Lawn Tractor, Snow Blower

Welcome to Calling Horse Estates, an exceptional Springbank community offering country acreage living with the convenience of the city just minutes from your doorstep. Ideally perched on a private 2-acre parcel, this fabulous fully developed two-storey home is everything you have been waiting for. Featuring 4 bedrooms upstairs, expansive living spaces, a fully developed basement, and a separate 1 bedroom / 1 bathroom carriage house above the spacious 4-car garage, this is a rare opportunity to enjoy space, privacy, and incredible versatility. From the moment you arrive, the winding driveway, mature trees, paving stone front walkway, and welcoming covered front porch create a stunning first impression. Inside, the home is filled with natural light thanks to an abundance of windows that perfectly frame the surrounding landscape. Rich oak hardwood flooring, timeless finishes, and a thoughtful layout designed for everyday function and entertaining make this home truly special. The heart of the home is the beautifully appointed kitchen featuring granite countertops, custom cabinetry, stainless steel appliances and a large central island ideal for gathering with family and friends. The adjoining nook area overlooks the property, while the spacious living room is anchored by a wood-burning fireplace and extensive built-in cabinetry. The main floor also offers flexible living spaces perfect for a home office, formal sitting room, or playroom, as well as a formal dining room. The laundry area features a new washer and dryer and built in cabinetry for great storage options. Upstairs, the spacious primary retreat is a true sanctuary featuring a stunning spa-inspired ensuite complete with a soaker tub and an exceptional walk-in closet. Three additional upper bedrooms and a 5 pce bath provide plenty of room for family or guests. The developed basement adds even more living space with

a large recreation room, additional bedroom, full bathroom and flex room with bar and fridge area. This level offers excellent functionality for multi-generational living, guests, or entertaining. Above the garage, the private carriage house offers its own entrance and private patio, along with a full kitchen, living room, 1 bedroom, and 3 pce bathroom ideal for extended family, guests, a live in nanny, or home business setup. The home has two brand new furnaces. Step outside and experience the beauty of acreage living with mature trees and landscaping provide privacy and character. You will love the lawn space, garden and greenhouse areas and room to relax or play. Whether enjoying morning coffee on the front or back covered porch or evenings in the peaceful backyard, this property offers a lifestyle that is hard to match. All of this in prestigious Springbank, just minutes to Calgary, top schools, shopping, and everyday amenities. This is acreage living at its finest.