



GRASSROOTS
REALTY GROUP

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**31 Sterling Springs Crescent
Rural Rocky View County, Alberta**

MLS # A2319108



\$2,750,000

Division:	Sterling Springs		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,996 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.99 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Level, Pie Shap		

Heating:	Forced Air, Natural Gas	Water:	Shared Well
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recreation Facilities, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Second Dishwasher, Beverage Refrigerator in Basement

Set within the prestigious estate community of Sterling Springs in Central Springbank, this extraordinary custom-built BUNGALOW offers a rare opportunity to own one of the area's most coveted acreage properties. Perfectly positioned on 2 beautifully landscaped acres and just 7 minutes from Calgary, this remarkable estate combines timeless craftsmanship, unmatched privacy, and over 7,000 square feet of luxurious living space surrounded by breathtaking natural beauty. Designed to blend seamlessly into its spectacular surroundings, the striking stone and stucco exterior creates a warm and elegant first impression, framed by mature trees, manicured gardens, tranquil ponds, and stunning views stretching toward the Rocky Mountains. Every season brings its own beauty, from summer evenings on the grounds to winter skating on the nearby ponds and pathways woven throughout this exclusive community. Inside, the expansive windows invite the outdoors in, filling the home with natural light while showcasing the exceptional landscaping from nearly every room. The grand main living area is truly unforgettable, featuring vaulted ceilings, premium hardwood flooring, custom millwork, and beautifully designed fireplaces inviting sense of warmth and sophistication. The chef-inspired kitchen is perfectly designed for both everyday living and entertaining, complete with premium appliances, extensive custom cabinetry, a walk-in pantry, and a spacious dining area overlooking the property. The primary retreat is a true private sanctuary, offering direct access to the gardens along with a luxurious spa-inspired ensuite featuring heated floors, steam shower, and a jetted soaker tub. Two additional spacious bedrooms, a beautifully appointed full bathroom, private office, elegant powder room, and built-in speaker system complete the main level. Above the oversized

triple attached garage, a spectacular bonus room creates the perfect secondary retreat with custom built-ins, fireplace, and full sized flex/guest room. The fully developed lower level is equally impressive, accessed by staircases on either side, and offering in-floor heating, a large recreation space, games area, wet bar, family room, fully equipped gym, and two more bedrooms with their own ensuite bathrooms. The outdoor experience is simply exceptional, featuring hundreds of thousands invested in professional landscaping and greenery, a custom brick outdoor fireplace, gazebo, underground irrigation system, and exceptional privacy throughout. A truly irreplaceable Springbank estate offering luxury acreage living just moments from the city. Act quick!!