



GRASSROOTS
REALTY GROUP

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27 Mckendrick Run
Rural Rocky View County, Alberta

MLS # A2319737



\$4,799,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	6,695 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	8 full / 2 half
Garage:	Driveway, Heated Garage, Insulated, Oversized, Quad or More Attached		
Lot Size:	2.42 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Treed		

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

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Hot Tub, 2nd Dishwasher, 2nd Washer & Dryer, 2nd Refrigerator, 2nd Beverage Fridge, Built-In Coffee System, Theatre Screen & Equipment, TV Wall Bracket Mounts, Primary Bedroom Microwave & Beverage Fridge.

An exquisite Springbank Mansion - this property is positioned in one of Canada's most affluent and desirable postal codes. A striking exterior, grand architectural presence, and exceptional scale set the tone for this one-of-a-kind estate home. Designed with dramatic volume, refined finishes, and incredible spaces for both everyday living and unforgettable entertaining, this residence offers nearly 10,000 sq. ft. of total interior living space. From the moment you arrive, the home makes an impression with its stately stone detailing, arched entry, and elegant front approach. Inside, a breathtaking foyer showcases a sweeping double staircase, rich wood detailing, and soaring open-to-above design that immediately speaks to the scale and craftsmanship found throughout the home. The main level is designed for both formal entertaining and comfortable daily living. A stunning great room features dramatic ceiling height, expansive windows, a fireplace, and beautiful built-ins, creating a showpiece gathering space filled with natural light. The chef's kitchen is equally impressive, offering an oversized island, extensive cabinetry, premium appliances, abundant counter space, and a full servary that connects seamlessly to the dining area. Multiple living and dining spaces allow the home to adapt beautifully to large family gatherings, hosting, or quieter evenings at home. A private office, spacious main floor bedroom with ensuite access, generous mudroom, and multiple garage spaces add exceptional function to the main level. The layout offers flexibility for multigenerational living, guests, or anyone needing extra space without compromising privacy or comfort. Upstairs, the primary retreat is truly expansive, with a fireplace, private balcony, large walk-in closet, and a spa-inspired ensuite with dual vanities, a soaker tub, and separate shower. Additional upper

bedrooms include ensuite access, while a bright family room and upper laundry add everyday convenience to the level. The lower level is built for entertaining on a grand scale, featuring an impressive recreation space, full bar, theatre room, gym, wine display, additional bedrooms, bathrooms, and a second laundry area. Whether hosting game nights, movie nights, extended family, or overnight guests, this level offers space for everyone. Outdoor living is just as impressive, with covered patio areas, an upper balcony, extensive hardscaping, and a large yard that provides room to relax, entertain, and enjoy the surrounding setting. With its scale, presence, and extensive list of lifestyle spaces, this is a rare estate offering that delivers luxury, function, and impact in equal measure.