



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**39 Calling Horse Estates
Rural Rocky View County, Alberta**

MLS # A2320257



\$1,899,000

Division:	Calling Horse Est		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,617 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Front Drive, Garage D		
Lot Size:	5.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pie Shaped L		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-

Features: Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: washer/dryer in basement, full kitchen cabinets and appliances in basement (digital rendering in supplements), AC in primary bedroom

Perched atop one of the most desirable locations in Calling Horse Estates, this extraordinary 5-acre estate offers panoramic Rocky Mountain views, stunning city skyline and Canada Olympic Park views, unmatched privacy, and a truly irreplaceable setting. Located within an exclusive community of only 17 estate residences, this remarkable property sits at the end of a quiet cul-de-sac with virtually no traffic and combines the original 4.35-acre parcel with an additional 0.65-acre parcel, creating a full 5-acre estate rarely found this close to Calgary. Surrounded by mature trees, abundant wildlife, and spectacular scenery in every direction, this is a rare opportunity to own one of Springbank's premier estate properties. Extensively renovated and meticulously maintained, the home has benefited from over \$500,000 in upgrades and improvements, including a 50-year roof, asphalt driveway, heating systems, boiler, water softener, radon mitigation system, backflow protection, extensive landscaping, exterior painting, custom deck and pergola, renovated atrium, updated flooring, kitchen improvements, basement redevelopment, and numerous additional mechanical and cosmetic upgrades. Offering over 4,600 sq.ft. of developed living space, this exceptional home features 4 bedrooms, 4.5 bathrooms, dual laundry locations, vaulted ceilings, multiple living areas, a dedicated study, and breathtaking views from nearly every principal room. The upper-level primary retreat includes a walk-in closet and spacious ensuite, while the fully developed lower level features a stunning second primary suite with a renovated spa-inspired ensuite complete with steam shower, a massive recreation area, over 400 sq.ft. of concrete crawl-space storage, and cabinetry, appliances, lighting, and rough-ins already in place for a future kitchen installation. A standout feature is the incredible 445

sq.ft. office/shop/flex space with direct access to both the garage and backyard. Ideal as a professional office, workshop, studio, gym, or hobby space, this unique area offers flexibility rarely found in luxury acreage properties. Combined with over 1,000 sq.ft. of attached garage space across two oversized double garages, there is ample room for vehicles, toys, equipment, and storage. Outside, enjoy extensive outdoor lighting, security cameras, invisible dog fencing, RV and toy parking, a powered storage shed, and endless opportunities to enjoy the surrounding landscape. Horse enthusiasts will appreciate the ability to keep up to two horses while enjoying access to the community riding ring, tennis courts, private park, and walking paths. Located just 8 minutes from Stoney Trail and Highway 1, 11 minutes from Canada Olympic Park, 13 minutes from Calgary Farmers' Market West, 25 minutes from Kensington, and minutes from the future Bingham Crossing development, including Canada's first boutique Costco, this property offers the perfect balance of peaceful country living and urban convenience. See Spec Sheet.