



**18 Deer Springs Close
Rural Rocky View County, Alberta**

MLS # A2324645



\$1,950,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,197 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Additional Parking, Aggregate, Asphalt, Front Drive, Garage Door Opener, Ga		
Lot Size:	2.05 Acres		
Lot Feat:	Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Many Trees, Views		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	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:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

This special property offers a rare opportunity to own a 2-acre estate in Springbank, perfectly situated on a quiet, private cul-de-sac with minimal traffic. This prime location balances peaceful rural living with exceptional convenience, placing you just minutes from highly regarded schools, parks, the new Costco, and Bingham Crossing. As you drive up, you instantly get that welcoming feeling with the inviting wrap-around porch that provides a charming outdoor living space before you even step inside. As you make your way through the front door, you are greeted by a grand foyer, showcasing rich hardwood flooring that flows seamlessly throughout the home, and a curved, open staircase that leads to the second level. The two-storey ceilings inside the front door create an absolutely stunning entrance. The main floor is designed for busy families that like to entertain, but also know how to get to work. This level features a private office with distinctive turret windows that create an inspiring, light-filled workspace, alongside two workspaces outlined with custom cabinetry. At the centre of this home is the showstopper: a completely renovated kitchen. Beautifully appointed with a large island, 6-burner gas stove, and a wall lined with pantry cabinets, it makes the ideal everyday cooking area and weekend entertaining space. There is also a butler's pantry that leads from the kitchen to the dining room that has also been customized with all new cabinetry. The kitchen overlooks the nook and large family room complete with its fireplace and built-in cabinetry. Just off the back of the kitchen is a separate rear entry with built-in lockers and organized storage that keeps busy family life tidy and efficient as you come in from the triple garage. Upstairs features 4 large bedrooms with a 4-piece main bath and a spectacular primary suite that overlooks the back half of the property.

It has a large walk-in closet and a beautiful 5-piece ensuite with a jetted tub which has been built into the corner turret. It's fantastic! Downstairs, you'll find a fully developed walkout level featuring a wet bar, games room, and a rec room with a fireplace and a ton of built-in cabinets. Adding to the luxury is a built-in steam shower, providing a spa-like relaxation experience right at home. Outside, the property is exquisite with an outdoor fire pit, stamped concrete lower patio, fully Duradecked upper deck, and tons of trees and landscaping completed over the years. A circular driveway up front makes getting in and out of the property simple, and a separate parking pad has been created beside the fully insulated and heated 3-car garage. Scenic views, convenience to the city, and the peace and privacy of the country make this a truly special property. To see our 360 virtual tour, narrated walk-through video tour, and extra details about this home, click the links below!