

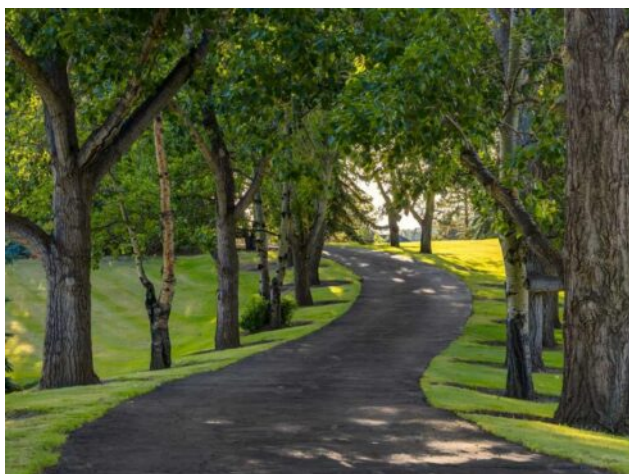


GRASSROOTS
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43 Cullen Creek Estates
Rural Rocky View County, Alberta

MLS # A2326824



\$1,899,000

Division:	Cullen Creek Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,910 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	2.17 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Many Trees, P		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Partial

Exterior: Brick, Wood Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows

Water: Co-operative

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: All appliances, garage door openers (2), washer, dryer

Welcome to 43 Cullen Creek, a beautifully crafted family home offering over 4,800 SF of living space in one of Calgary's most sought-after communities—where magnificent mature yards abound. The new Stoney Trail being just five minutes away, provides convenient access to downtown and nearby shopping amenities. A special feature of this property is its expansive lawns, picturesque tree-lined driveway, and having an incredible skating pond set immediately to the west near the Cullen Creek ravine. This rare "original" 6-bedroom home sits on a meticulously landscaped lot surrounded by mature trees, blending timeless 1980s character with incredible potential for a refresh into a "modern farmhouse". The main level offers 2,366 SF of functional elegance, featuring rich hardwood and tile floors, and striking wood ceilings. Enjoy cozy evenings with stone-faced natural wood-burning fireplaces and entertain in a west-facing kitchen appointed with granite countertops and wood cabinetry. Skylights throughout bathe the home in natural light, highlighting charming architectural details. The home includes three spacious bedrooms on the main level, plus two more upstairs, including one with vaulted ceilings. The luxurious primary suite features a private patio with serene views, a bright ensuite, a jetted tub, and a separate shower. Upstairs, you will also find a beautifully tiled 4-piece bathroom and a versatile office or additional bedroom. The walkout basement adds over 1,900 sq ft of additional living space, complete with a large recreation area, TV lounge, pool table, home office, ample storage, and a sixth bedroom. Half of the gigantic basement is undeveloped, ready for the next owner to put their own mark on this lovely space. The exterior showcases a stylish mix of brick and wood siding, asphalt roofing, and a west-facing back patio with a

BBQ hookup and stone terraced walkout—perfect for enjoying Calgary’s sunsets. Located just minutes from the city’s vibrant core and within 45 minutes of the majestic Rocky Mountains, this is an exceptional opportunity to own in an exclusive family home in a pristine established neighborhood. Note: The listing team is required to open and close for all showings. Please do not walk on the property without permission. No interior photos will be provided. Note: The roof and skylights were done in 2021, the hot water tank replaced in 2019 and the furnaces were overhauled in 2020 and have had yearly maintenance.