



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

225 Huggard Road
Rural Rocky View County, Alberta

MLS # A2330007



\$2,398,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,733 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Block Driveway, Electric Gate, Garage Door Opener, Gated, Heated Garage,		
Lot Size:	4.72 Acres		
Lot Feat:	Garden, Irregular Lot, Landscaped, Lawn, Level, Many Trees, Native Plants, M		

Heating:	Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Tank
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bidet, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: All Appliances in Guest Suite, 3 Television Brackets, 3Televisions with Remotes, Remote for Front Gate, Pool Table(s), with Accessories, Murphy Bed, Exterior Cameras, Firepit, Chopped Wood, Septic Tank

Some homes impress with their finishes, while others leave a lasting impression through the way they connect you to the landscape around them. This remarkable property does both! Set on nearly 5 acres, this estate captures sweeping Rocky Mountain views from almost every principal room while surrounding you with the peace, privacy and beauty of gently rolling countryside, mature trees and your own private pond. A gated entrance welcomes you along the paved circular driveway, creating a memorable arrival while still placing you only minutes from Calgary and close to Springbank's highly regarded schools, recreation and everyday amenities. Gather with family and friends in the expansive living spaces where walls of triple-glazed windows frame an ever-changing mountain backdrop that transforms beautifully with every season. Prepare memorable meals in the chef-inspired kitchen appointed with custom cabinetry, Sub-Zero and Wolf appliances, dual wall ovens, an induction cooktop, granite countertops, a porcelain farmhouse sink, a generous island and heated tile floors that add comfort on cooler mornings. Just beyond, the inviting family room invites quiet evenings beside the gas fireplace while expansive windows frame breathtaking Rocky Mountain views that remain the focal point throughout the seasons. Fresh mountain air draws everyone onto the expansive deck where unobstructed vistas stretch across the countryside, creating an unforgettable setting for entertaining or peaceful evenings outdoors. Flexible guest quarters with a separate entrance offer exceptional privacy for extended family, overnight guests or a live-in nanny while maintaining a comfortable connection to the main residence. Quiet moments feel especially rewarding in the stunning primary retreat where panoramic mountain views become part of your daily routine, complemented by a

beautifully renovated spa-inspired ensuite with a freestanding soaker tub, an oversized steam shower and an impressive custom dressing room. Everyone has space to unwind thanks to 3 additional bedrooms, generous recreation areas and a thoughtfully designed layout that easily adapts as your family's needs evolve. Lasting peace of mind comes from the home's solid brick exterior, low-maintenance rubber roof, triple-glazed windows and numerous recent improvements, including 2 new air conditioning units, 2 new fireplaces, an upgraded water system and epoxy-coated garage floors completed in 2026. Completing the property is an impressive 6-car garage, beautifully maintained grounds and a setting that delivers the serenity of country living without sacrificing the convenience of being just 5 minutes from the city. This is a home where breathtaking views, exceptional craftsmanship and an extraordinary location come together to create a truly unforgettable place to call home.