



GRASSROOTS
REALTY GROUP

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19 Spring Ridge Estates
Rural Rocky View County, Alberta

MLS # A2330545



\$5,200,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	6,003 sq.ft.	Age:	2001 (25 yrs old)
Beds:	6	Baths:	7 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	4.18 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Private,		

Heating: Boiler, In Floor, Forced Air, Geothermal, Zoned

Water: Co-operative

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Stone, Stucco, Wood Frame

Zoning: R-RUR

Foundation: Poured Concrete

Utilities: -

Features: Bar, Built-in Features, Chandelier, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Pantry, Recreation Facilities, Sauna, Separate Entrance, Soaking Tub, Storage

Inclusions: Security cameras and monitor, Hot tub, pool toys and supplies, Built-in BBQ, Basement suite OTR microwave, electric stove, dishwasher, Refrigerator, washer and dryer as is, Bar fridge,

Beyond a private, tree-lined approach lies an estate of extraordinary scale and distinction, set on 4.18 acres of beautifully landscaped grounds. Offered at \$5.2 million, this remarkable residence combines commanding architecture, resort-inspired amenities, and exceptional privacy to create a lifestyle that is both luxurious and wonderfully secluded. A circular motor court, elegant fountain, and dramatic columned entrance make a striking first impression. Inside, soaring ceilings, sweeping staircases, and expansive windows fill the home with natural light while framing picturesque views of the tree line and mountains. Intricate ceiling treatments, custom millwork, crystal chandeliers, rich hardwood flooring, an ornate double sided fireplace showcase the exceptional craftsmanship throughout. Designed to balance grand-scale entertaining with everyday comfort, the principal living spaces are as functional as they are impressive. A grand two-storey room serves as the home's centerpiece, complemented by a formal dining room and a chef's kitchen featuring extensive custom cabinetry, premium stone countertops, a generous island, and a sunlit dining area overlooking the grounds. A richly finished home office or library provides an elegant and private setting for work or quiet reflection. The primary suite is a true private retreat, offering tranquil views, and a spa-inspired ensuite complete with an oversized glass shower, freestanding soaker tub, dual vanities, and an expansive walk-in dressing rooms. Well-appointed secondary bedrooms and additional bathrooms ensure exceptional comfort and privacy for family and overnight guests. The lower level rivals the amenities of an exclusive private club, featuring a stylish bar, billiards area, fireplace lounge, and flexible spaces for fitness or hobbies. At its centre is an extraordinary indoor pool pavilion

complete with a hot tub and sauna. A self-contained illegal suite with a kitchen, living room, bedroom, bathroom, laundry, and private interior and exterior access offers exceptional flexibility for household staff, extended family, or guests. Outdoors, the estate unfolds like a private park. Immaculately manicured lawn are bordered by mature woodland, while a charming bridge lead to a stone patio with a fire pit and tranquil water features. Expansive terraces provide exceptional spaces for alfresco dining and entertaining, while a private putting green offers the perfect place to refine your short game. A dedicated RV parking pad with power hookups provides added convenience for recreational vehicle enthusiasts. Towering trees, peaceful water features, and the estate's remarkable sense of privacy create an unforgettable setting for outdoor living year-round. Private, refined, and impeccably appointed, this extraordinary estate presents a rare opportunity to experience luxury living surrounded by exceptional amenities, breathtaking natural beauty, and complete privacy.