



GRASSROOTS
REALTY GROUP

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230 Morning Vista Rise
Rural Rocky View County, Alberta

MLS # A2334454



\$2,495,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,649 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Quad or More Attached		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating: In Floor, Fireplace(s), Forced Air

Water: Co-operative

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: Septic Field, Septic Tank

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Stucco

Zoning: R-CRD

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: 12' Christmas Tree, dishwashers (2), fridge (2), wall ovens, exterior automated screens, outside kitchen, hot tub, firepit, Sonos home sound, Network Gateway System, pool table, tv mounts, vacufluo and attachments, garage door openers, Watts lights (exterior), irrigation control system (connects to network and controls through app), Â some cupboards and shelves in garage (TBD)

Welcome to this exceptional six-bedroom luxury walkout bungalow in Morning Vista, Springbank, offering over 5,200 sq. ft. of beautifully developed living space. Set on a private pie-shaped 2 acre lot backing directly onto a tranquil pond, this remarkable property enjoys incredible mountain and countryside views—a setting that is truly hard to replicate. The bright, open-concept main level is designed to capture the views and features a show-stopping chef-inspired kitchen outfitted with expansive granite countertops, premium appliances, generous cabinetry, and a scullery kitchen with its own sink and dishwasher cleverly tucked away en route to the formal dining room. A gas fireplace anchors the living area’s vaulted ceilings and is supported by a private office, a second bedroom or flex room, as well as a powder room. The spacious Primary Retreat offers a walk in closet and a luxurious ensuite and boasts a breath-taking panoramic Rocky Mountain view to wake up to each morning and unwind with each evening. The fully developed walkout level is a family or entertainer’s dream, offering a fully wired dedicated theatre room directly adjacent to the recreation room and lounging area, in addition to a huge separate gym. With four additional bedrooms – all with walk in closets - and 2 full bathrooms on this floor, the additional tucked-away work room, wine storage and cold room, plus abundant storage, the stage is set for a growing family or lucky visitors. Outside, the lifestyle is just as impressive. A custom three-tiered deck overlooks the pond and panoramic mountain views. These can be admired from the covered entertaining area with electric screens, the new built-in hot tub, or while grilling in your premium outdoor kitchen. Quiet or lively evenings in the separate, protected firepit area can be enjoyed throughout any season of

the year. A heated four-car attached garage plus a separate heated two-car detached garage equipped with a car lift and EV charging capabilities round out this exceptional property. For your furry family members, there is a fenced in secure dog run directly off the attached garage for year-round convenience. Additional features include in-floor heating, central A/C, Kinetico water system, radon mitigation, irrigation, stamped concrete, and beautiful landscaping. Overflowing with luxury, privacy and unforgettable views, it makes sense that this beautiful retreat is located in one of Springbank's most desirable estate communities.