



GRASSROOTS
REALTY GROUP

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78 Trinity Road
Rural Rocky View County, Alberta

MLS # A2335120



\$1,799,000

Division:	Cambridge Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,157 sq.ft.	Age:	2024 (2 yrs old)
Beds:	7	Baths:	5
Garage:	Concrete Driveway, Quad or More Attached		
Lot Size:	0.36 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Pie Shape		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to an exceptional luxury estate in the prestigious community of Cambridge Park, Rocky View, offering over 5,640 sq. ft. of beautifully designed living space on a sprawling 0.35-acre lot backing directly onto walking paths and tranquil green space. This remarkable residence combines timeless elegance, grand-scale living, and an incredible setting for those seeking both privacy and prestige. The home offers 4,156 sq. ft. above grade plus a fully finished basement. Designed for both everyday living and effortless entertaining, the main level showcases expansive open-concept living spaces, a chef-inspired kitchen complete with a spice kitchen and walk-in pantry, a generous dining area, and two separate living rooms that provide flexibility for both intimate family gatherings and large-scale entertaining. A main floor bedroom with an adjacent full 3-piece bathroom is ideal for guests, multigenerational living, or a private home office. The oversized mudroom connects to an impressive 1,137 sq. ft 4 car garage, providing exceptional storage and functionality. Upstairs, you'll find four spacious bedrooms, including a stunning primary retreat featuring a luxurious 5-piece ensuite and dual walk-in closets. A secondary bedroom enjoys its own private 4-piece ensuite, while the remaining bedrooms are serviced by an additional full bathroom. Convenient upper-level laundry completes this thoughtfully designed floor. The fully developed basement is built for entertaining, featuring an expansive 712 sq. ft. recreation room, a wet bar, two additional bedrooms, a full bathroom, and ample storage—creating the perfect space for movie nights, games, or hosting family and friends. Set on one of Cambridge Park's premier lots, the backyard offers exceptional privacy with direct access to walking paths and lush green space, creating a peaceful

outdoor retreat while remaining just minutes from city conveniences. Combining an outstanding floor plan, generous living spaces, and an unbeatable location, this is a rare opportunity to own an extraordinary estate in one of Rocky View's most desirable communities.