



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

39 Calling Horse Estates
Rural Rocky View County, Alberta

MLS # A2337472



\$1,799,900

Division:	Calling Horse Est		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,617 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Front Drive, Garage D		
Lot Size:	5.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pie Shaped L		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-

Features: Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

OVER \$500,000 IN DOCUMENTED UPGRADES | 5 ACRES | PANORAMIC MOUNTAIN VIEWS | OVER 4,600 SQ. FT. OF DEVELOPED LIVING SPACE | 445 SQ. FT. HEATED OFFICE/SHOP | OVER 1,000 SQ. FT. OF ATTACHED HEATED GARAGE SPACE. Perched on one of the premier sites within Calling Horse Estates, this private 5-acre property captures sweeping Rocky Mountain, Calgary skyline and Canada Olympic Park views from a setting that would be exceptionally difficult to replicate. Located at the end of a quiet cul-de-sac within an exclusive community of only 17 estate residences, the property combines the original 4.35-acre parcel with an additional 0.65-acre parcel, creating a full 5-acre estate just minutes from Calgary. Surrounded by mature trees, wildlife and spectacular views, the home has been meticulously maintained and substantially upgraded, with more than \$500,000 invested in documented improvements. Highlights include a 50-year roof, asphalt driveway, upgraded heating systems, newer boiler and water softener, radon mitigation, backwater protection, extensive landscaping, exterior painting, custom deck and pergola, renovated atrium, updated flooring, kitchen improvements and a redeveloped lower level. See the detailed Spec Sheet for the complete improvement history. The home offers four bedrooms, 4.5 bathrooms, dual laundry locations, vaulted ceilings, multiple living areas, a dedicated study and impressive views from nearly every principal room. The upper-level primary retreat includes a walk-in closet and spacious ensuite. With its own separate exterior entrance, the fully developed lower level featuring a second primary suite with a renovated spa-inspired full ensuite and steam shower, an additional two-piece bathroom, an expansive recreation area and more than 400 sq. ft. of concrete

crawl-space storage. Together, the full ensuite and additional half bath create a rare 1.5-bath lower-level configuration. A standout feature is the 445 sq. ft. heated office, shop or flex space with direct access to both the garage and backyard. Ideal for a professional office, workshop, studio, gym or hobby space, it is complemented by more than 1,000 sq. ft. of attached heated garage space across two oversized double garages, providing exceptional room for vehicles, toys, equipment and storage. Outside, enjoy extensive lighting, security cameras, invisible dog fencing, RV and toy parking, a powered storage shed and mature landscaping. Up to two horses are permitted, and residents enjoy access to the community riding ring, private tennis courts, park and walking paths. Located only 8 minutes from Stoney Trail and Highway 1, 11 minutes from Canada Olympic Park, 13 minutes from Calgary Farmers' Market West, 25 minutes from Kensington and minutes from the New Bingham Crossing development, this distinctive Springbank estate delivers peaceful acreage living without sacrificing access to the city.