



GRASSROOTS
REALTY GROUP

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25102 Lower Springbank Road
Rural Rocky View County, Alberta

MLS # A2339109



\$12,900,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	10,788 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	8 full / 2 half
Garage:	Double Garage Attached, Triple Garage Attached, Triple Garage Detached		
Lot Size:	18.62 Acres		
Lot Feat:	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees, Native Pla		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Slate, Stone	Sewer:	Septic Field
Roof:	Flat Torch Membrane, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Wood Frame	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Separate Entrance, Smart Home, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

There are luxury homes, and then there are properties that exist in a category of their own. Set across 18.62 private acres along the Springbank escarpment, 25102 Lower Springbank Road is an estate of extraordinary scale, privacy and presence, positioned at Calgary's western edge with sweeping Rocky Mountain views and remarkable proximity to the city. More than 20,000 sq. ft. of developed living space unfolds across a residence designed for both grand entertaining and private daily living. The architecture is contemporary and architecturally refined, with soaring flat and vaulted ceilings, expansive glazing, a dramatic two-storey great room, warm wood detailing, interior garden views and multiple fireplaces creating an atmosphere that feels substantial while remaining warm, refined and remarkably livable. The main living areas include an impressive dining room overlooking the grounds, a beautifully appointed kitchen with custom white oak cabinetry, oversized granite island, Wolf gas range with dual ovens, built-in refrigeration and walk-in pantry, plus adjoining family and sunrooms designed for more intimate gathering. A private bedroom wing creates exceptional separation within the home. The primary suite is a retreat unto itself, with tranquil treed views, a fireside lounge, large dressing room and expansive ensuite with dual showers, deep soaker tub, dual vanities, dual water closets and bidet. Four additional bedrooms each have private ensuites, while a sixth bedroom and full bath are located on the lower level. The lower level adds another dimension to the residence with a fitness room, recreation room, media room, bar, office and dedicated hot tub room. In-floor heating extends throughout both levels. Outside, the scale is equally compelling. Extensive investment in the landscaping has created grounds of exceptional scale and character, with rolling lawns,

mature trees, paved and natural pathways, waterfalls, concealed sitting areas, southwest-facing terraces and a central courtyard with sports court. A large in-ground pool anchors the rear grounds, while an additional building offers further flexibility for guest accommodation or complementary use. Three separate heated garages provide parking for eight vehicles. Two gated entrances, extensive fencing and surveillance enhance the privacy of the estate. Despite its seclusion, the property is only minutes from Stoney Trail and approximately five minutes from leading private schools. Properties combining this degree of residential scale, acreage, privacy and proximity to Calgary are exceptionally difficult to replicate. 25102 Lower Springbank Road is more than a remarkable home, it is a legacy estate.