



GRASSROOTS
REALTY GROUP

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31050 Swift Creek Lane
Rural Rocky View County, Alberta

MLS # A2341224



\$3,199,000

Division:	Springbank		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,173 sq.ft.	Age:	2011 (15 yrs old)
Beds:	7	Baths:	6 full / 2 half
Garage:	Heated Garage, Oversized, Quad or More Attached		
Lot Size:	2.13 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Many Trees, Private, See Remarks,		

Heating:	Central, In Floor, Fireplace(s), Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: wall mounted fountain in living room, in ceiling speakers, AV components: control 4 controllers (2), rack, denon amplifier, triad matrix, smart light switches, garage slat wall and bins, golf simulator screen and projector, garage heater and speakers, exterior cameras, doorbell camera, alarm system components/panel, sony TV in basement rec. room, gym TV, guest bedroom TV and mount, steam generator primary bedroom

Set on 2.13 manicured acres in the distinguished estate community of Swift Creek Estates off Lower Springbank Road, this residence offers over 7,000 sq. ft. of developed living space in a tranquil, private setting minutes from Calgary's west side and close to Springbank schools. Mature trees, rock berms, vegetable gardens, and a 14-zone in-ground irrigation system frame the grounds, and neighbouring custom estate homes create a refined community setting. A porte-cochere (drive-through canopy) opens to a grand living room with floor-to-ceiling windows overlooking the manicured grounds. The main level features an elegantly appointed dining room with built-in cabinetry, a spectacular modern kitchen with dual wall ovens, two dishwashers, premium 6 burner gas cooktop and extensive storage, plus two fireplaces positioned between the principal living areas for warmth and ambiance. A fully enclosed sunroom with its own fireplace, accessible from both the dining and family rooms, extends the living space and creates a serene connection to the landscaped yard. Designed for scale and function, the home includes a large separate pantry with built-in cupboards, a spacious mudroom and laundry room with individual storage for each household member, and a heated triple oversized garage plus lawnmower garage. The garage features slat-wall organization, custom storage for camping gear and yard equipment, and a seasonal golf simulator bay. In summer, the simulator screen raises to create a drive-through garage for equipment access. In winter, the screen drops to create a dedicated golf simulator with room for seasonal storage behind it - a thoughtful, flexible use of space. Upstairs, five large bedrooms are perfectly designed for space and functionality. Two bedrooms share a jack-and-jill bathroom, while three feature attached ensuites and

walk-in closets with built-ins. The primary bedroom features a spacious ensuite with a bathtub, steam shower, dual vanities, a separate water closet, and an expansive walk-in closet with a window for added light. The fully developed lower level offers two additional bedrooms, each with an ensuite, plus a dedicated study/office. Abundant windows provide exceptional natural light throughout. A glass-enclosed gym offers a dedicated wellness space with mirrors, while a large open recreation area can be used for ping-pong, a home theatre, bar, or games area. A substantial utility room provides additional storage. This is a fully integrated smart home. In-ceiling speakers, smart switches, security cameras, and intelligent lighting create a seamless living experience at the touch of a button. Recent mechanical upgrades include a new IBC boiler, new septic tank pump, generator-ready electrical, a Sinope smart water main valve and much more. This home is a must-see.