



GRASSROOTS
REALTY GROUP

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103 Mountain River Estates
Rural Rocky View County, Alberta

MLS # A2342218



\$3,880,000

Division:	Mountain River Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,621 sq.ft.	Age:	1987 (39 yrs old)
Beds:	5	Baths:	2 full / 3 half
Garage:	Heated Garage, Oversized, Quad or More Attached, Workshop in Garage		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Imagine Kananaskis-style living on the Elbow River, yet only 25 minutes from downtown Calgary and less than 10 minutes from Calgary's Westside amenities. Privately tucked among mature trees in gated Mountain River Estates, this remarkable estate offers a setting that feels completely removed from the city, with expansive grounds, a circular driveway, private sport court and exceptional spaces for entertaining indoors and out. Offering 4,620 sq. ft. above grade, the home is filled with craftsmanship and architectural detail. Rich hardwood flooring, custom millwork, panelled walls, real stone and substantial trim create a warm, timeless interior, beginning with the impressive foyer and grand staircase. The showpiece of the main floor is the extraordinary two-storey dining room. At 461 sq. ft., this dramatic gathering space features soaring ceilings, multiple chandeliers, a massive floor-to-ceiling river rock fireplace and expansive windows overlooking the surrounding trees. An upper-level gallery opens to the space below, adding even more architectural presence. The substantial kitchen offers extensive wood cabinetry, granite countertops, generous prep space and a large centre island. A bright breakfast area captures views across the property, while separate family and living rooms provide more intimate places to relax. The main level also includes a 217 sq. ft. sunroom, large mudroom and laundry room, adding practical space for everyday acreage living. Upstairs, the primary retreat is impressively scaled with a large walk-in closet and expansive 5-piece ensuite. Two additional bedrooms are complemented by a den, dedicated gym and exceptional 339 sq. ft. office, offering remarkable flexibility for family life, fitness or working from home. The developed lower level adds two more bedrooms, a huge recreation room with fireplace, dining area, bar and dedicated

wine cellar, creating another complete level for entertaining, guests or extended family. Outside, mature evergreens, established landscaping and a spectacular waterfall create outstanding privacy around expansive lawns, gardens and outdoor living areas. A private lighted tennis and basketball court is paired with a natural stone and wood covered entertainment area complete with bar and wood-burning fireplace, a recreational feature rarely found at this scale. The 843 sq. ft. garage provides excellent room for vehicles, storage and acreage equipment. Ownership extends well beyond the home itself. The property includes a 1/16 share of 289 acres of picturesque communal land, with access to community barns, a riding arena and community water system. Residents can enjoy an extensive network of trails and pathways, river access and countless opportunities to experience the outdoors. A truly distinctive estate combining privacy, substantial living space, craftsmanship and remarkable grounds in one of the area's established acreage communities.