



GRASSROOTS
REALTY GROUP

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39 Idlewild Estates Rural Rocky View County, Alberta

MLS # A2343915



\$2,299,999

Division:	Idlewild Estates		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,598 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Asphalt, Attached Carport, Double Garage Detached, Driveway		
Lot Size:	4.00 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	Co-operative
Floors:	Carpet, Hardwood, Stone	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows

Inclusions: Gardens & Planter boxes, Additional dishwasher in kitchen, Built in coffee Maker in kitchen and

Welcome to 39 IDLEWILD ESTATES, a unique Springbank acreage where the setting is every bit as impressive as the home. Sitting on 4 PRIVATE ACRES, this property is incredibly QUIET & surrounded by MATURE TREES, OPEN SPACE & MOUNTAIN VIEWS. With virtually NO VISIBLE NEIGHBOURS, it feels like you are much farther away from the city than you actually are. What sets this property apart is what sits directly behind it. This is the ONLY LOT IN THE DEVELOPMENT that backs unfenced onto an additional approximately 4-ACRE PARCEL OWNED BY ROCKY VIEW COUNTY. While this land is not part of the property being sold, the open connection creates a sense of additional space & privacy. You can also ACCESS OUTDOOR TRAILS DIRECTLY FROM THE PROPERTY, allowing you to step outside & explore right from home. Then there is the house itself. With 6,202 SQ FT ABOVE GRADE, plus a fully developed walkout, this family home has plenty of space to spread out, entertain & enjoy acreage living. At the heart of the home is a beautifully equipped kitchen with GRANITE COUNTERTOPS & a premium THERMADOR APPLIANCE PACKAGE, including a 48-INCH THERMADOR GAS RANGE, paneled refrigerator, TWO PANELED DISHWASHERS, built-in coffee system & beverage fridge integrated into the island. Generous living & entertaining areas surround the kitchen, creating a home that works equally well for everyday family life or a house full of guests. Across all three levels you'll find 5 BEDROOMS & 4.5 BATHROOMS with generous living spaces throughout. The primary bedroom enjoys some of the property's best WEST-FACING MOUNTAIN VIEWS, while the fully developed WALKOUT BASEMENT provides more room for family, guests & recreation with direct access to the SOUTH-FACING BACKYARD. And if garage

space matters, this property delivers. An oversized GAS-HEATED & FULLY FINISHED 4-CAR ATTACHED GARAGE WITH EV CHARGER is joined by a separate GAS-HEATED & FULLY FINISHED 2-CAR GARAGE, providing heated indoor parking for up to six vehicles. Add the 4-CAR CARPORT, & you have 10 COVERED PARKING STALLS, plus plenty of space for vehicles, toys, storage, hobbies or a workshop. Outside, mature trees & established landscaping create a private acreage environment with space to enjoy the surroundings. Expansive decks & a hot tub area take advantage of the SOUTH-FACING YARD, while the property provides room for RVs, trailers, recreational equipment & all the extras that come with acreage living. All of this is tucked away in SPRINGBANK, close enough to Calgary for everyday convenience while feeling completely removed from the city. IT FEELS LIKE 8 ACRES, WITH THE BENEFITS OF 8 ACRES BUT THE MAINTENANCE OF ONLY 4. Add direct trail access, mountain & treed views, over 4,500 sq. ft. above grade & garage space that is almost impossible to duplicate, & you have a property that is difficult to find this close to Calgary. 39 Idlewild Estates is one of those properties you really need to experience in person to understand just how special the setting is.