



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

217 Windhorse Court
Rural Rocky View County, Alberta

MLS # A2344382



\$3,400,000

Division:	Windhorse Manor		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,904 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	5	Baths:	6 full / 1 half
Garage:	Quad or More Attached, Quad or More Detached, Triple Garage Attached, Tri		
Lot Size:	2.02 Acres		
Lot Feat:	Cleared, Front Yard, No Neighbours Behind, Open Lot, Private, Views		

Heating:	Other	Water:	Shared Well
Floors:	See Remarks	Sewer:	Septic Field, Septic Tank
Roof:	See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: See Remarks

~CHECK OUT THE 3D WALKTHROUGH VIDEO~ An exceptional opportunity to custom build a luxury bungalow in prestigious Windhorse Estates, one of the most desirable estate communities in the Springbank area of Rocky View County. 217 Windhorse Court offers the chance to create a truly remarkable residence just minutes west of Calgary, surrounded by luxury homes, open space and the natural beauty of the foothills. A sophisticated bungalow concept has already been envisioned for the property, with architectural floor plans, extensive interior renderings and a full residence animation showcasing the potential of the finished home. The proposed design emphasizes elevated single-level living with expansive entertaining spaces, an impressive great room, beautifully designed kitchen, formal dining and parlor areas, private office, spacious primary retreat with luxury ensuite, additional bedrooms, mudroom and dedicated laundry. The lower level is designed to continue the same high standard of living and entertaining, with concepts for a large family room, dedicated theatre, secondary kitchen, additional bedrooms and bathrooms. Every space has been thoughtfully considered to create a residence that balances architectural impact, everyday functionality and luxurious comfort. Buyers have the opportunity to customize the home and finishes to suit their own vision, creating a one-of-a-kind estate residence in an established luxury community. Located in sought-after Windhorse Estates in Springbank, this setting provides the privacy and space of country residential living while maintaining convenient access to West Calgary, Aspen Woods, Springbank, Stoney Trail and Highway 8. Calgary's private schools, shopping, restaurants, golf courses and recreation are all within convenient reach, while easy westbound access places the Rocky Mountains and

year-round outdoor recreation close at hand. For buyers searching for a luxury bungalow near Calgary, custom home in Springbank, Windhorse Estates property, Rocky View County estate home, or luxury custom build opportunity, 217 Windhorse Court offers a rare chance to create a residence specifically tailored to their lifestyle. Build something exceptional. Design it around the way you want to live. Welcome to 217 Windhorse Court.