



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

63 Calling Horse Estates
Rural Rocky View County, Alberta

MLS # A2346158



\$1,750,000

Division:	Calling Horse Est		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,920 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	4
Garage:	Heated Garage, Oversized, Parking Pad, Triple Garage Attached		
Lot Size:	4.04 Acres		
Lot Feat:	Cul-De-Sac, Landscaped, Many Trees, Private		

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:	2-25-3-W5
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-RUR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Lawn Tractor		

Welcome to an impressive home nestled on four beautiful acres in one of Springbank's most desirable communities 'Calling Horse Estates'. Surrounded by mature spruce trees and expansive grounds, this exceptional property offers privacy, space and stunning views from every side of the home. Large windows capture the morning sunrise, evening sunsets, downtown skyline and majestic Rocky Mountains. More than \$124,000 has been invested in three significant improvements, including a newly paved driveway with three additional guest-parking spaces (\$34,122), new triple-pane windows throughout the main and upper levels (\$66,061), and a new roof completed in April 2021 (\$24,354). Additional features include a heated three-car garage, concrete foundation, two furnaces replaced in 2012 and 2024, and a 50-gallon hot-water tank installed in 2022. Step inside through the private enclosed foyer, where a grand spiral staircase, soaring vaulted ceilings create an impressive first impression. Expansive windows fill the home with natural light while showcasing the picturesque surroundings. The main floor offers generous spaces for comfortable everyday living and entertaining. The formal dining room features a two-way fireplace shared with the adjoining family room. The bright kitchen features stylish granite countertops, abundant cabinetry, a sunny eating nook. The large living room includes a wood-burning fireplace and wet bar, creating an inviting gathering space for family and friends. From here, step onto the southwest-facing deck—an ideal place to enjoy the sunshine, views and peaceful acreage setting. A main-floor bedroom or private office, together with a full bathroom, provides flexibility for guests, or a home business. Hardwood flooring, tile and quality carpeting extend throughout the home. Upstairs are four exceptionally

spacious bedrooms, all with large windows and beautiful views. The primary retreat features a fireplace, five-piece ensuite and an impressive walk-in closet with built-in drawers and a dedicated makeup counter or desk. The substantial second bedroom offers two closets and 3 piece ensuite and a scenic balcony, while two additional bedrooms features expansive window frames with stunning views, built-in window-boxes, desks, walk-in closets and a 5 piece Jack & Jill bathroom. A cozy flex space provides a wonderful setting for reading, hobbies and exercise. The spacious laundry room is equally functional, offering a hobby workbench, ample storage, oversized windows with lovely views. The unspoiled walkout basement offers an outstanding opportunity to create a space tailored to your needs, with plenty of room for bedrooms, theatre, gym etc! Also includes a rough-in for a future wet bar and bathroom. Don't miss this exceptional opportunity to embrace acreage living, with endless possibilities for a sports court, equestrian setup and more!