



**GRASSROOTS**  
REALTY GROUP

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**143 Crocus Ridge Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2348812**



**\$1,450,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Crocus Ridge Estates                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                         |               |                   |
| <b>Size:</b>     | 1,797 sq.ft.                                                             | <b>Age:</b>   | 1996 (30 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga |               |                   |
| <b>Lot Size:</b> | 1.99 Acres                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Garden, Landscaped, Lawn, Open Lot                |               |                   |

|                    |                                                                                                                                                                                                                                                                                                                                                 |                   |                           |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Boiler, Combination, Central, Fan Coil, High Efficiency, In Floor, Fireplace(s), Radiant Pump, Hot Water, Humidity Control, Natural Gas, See Remarks,                                                                                                                                                                                           | <b>Water:</b>     | Cooperative               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                                                                                                                                                                                                  | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                                                                                                 | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                                                                                                            | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                                                                                                                                                                                                                                              | <b>Zoning:</b>    | AB                        |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                                                                                 | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |                   |                           |
| <b>Inclusions:</b> | heater in garage                                                                                                                                                                                                                                                                                                                                |                   |                           |

>> Welcome to this exceptional walkout bungalow on 2 beautifully landscaped acres in sought-after Crocus Ridge Estates, Rocky View County. Offering over 3,500 sq. ft. of developed living space, this beautifully updated home combines the tranquility of acreage living with outstanding convenience&mdash;just 3 km from the new Costco and growing amenities at Bingham Crossing, and approximately 25 minutes to downtown Calgary. The renovated main floor showcases soaring vaulted ceilings, breathtaking mountain views, Hunter Douglas blinds, and a thoughtfully redesigned kitchen featuring granite countertops, an induction cooktop, full wall oven, combination oven/microwave, and an incredible amount of storage. Custom cabinetry extends throughout the kitchen, including storage built into the island beneath the seating area, while a convenient blind-corner pullout maximizes every inch of space. The bright living room is anchored by a gas fireplace, and a spacious semi-formal dining room is ideal for hosting family and friends. A standout feature is the impressive home office with extensive custom built-ins, creating an ideal work-from-home environment. The primary suite offers a beautifully updated ensuite with granite countertops, while the main-floor powder room has been similarly renovated. The fully developed walkout basement features high ceilings, extensive built-ins, a wet bar, large recreation spaces, and direct access to a covered BBQ area. Movie nights, game days, and entertaining are effortless here. Fitness enthusiasts will appreciate the massive dedicated gym, approximately 19' x 16', with room for serious equipment and training. Outdoor living is equally impressive with a wraparound deck overlooking the backyard, established garden areas, a firepit in the rear field, and plenty of room to enjoy the surrounding landscape and

spectacular mountain views. The oversized heated triple attached garage offers excellent storage and workspace, while a drop-down attic ladder provides access to additional storage above. Additional upgrades include Poly-B replacement, central air conditioning, in-floor heating, fan coil heating, solar power generation, stone countertops in the lower level, and a recently repaved driveway with ample parking for multiple vehicles, RVs, trailers, and recreational equipment. Sellers report the solar system substantially offsets annual utility costs. Located just 4 km from Springbank Middle School, 5.6 km from Springbank Community High School, and immediately east of Springbank Airport, this remarkable property offers the perfect balance of luxury, efficiency, space, and convenience.