

# \$2,450,000 - 250044 Range Road 32, Rural Rocky View County

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MLS® #A2204697

**\$2,450,000**

7 Bedroom, 8.00 Bathroom, 4,116 sqft  
Residential on 3.62 Acres

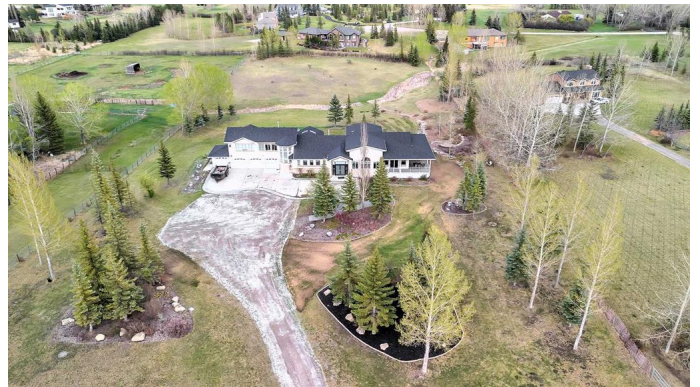
Crocus Ridge Estates, Rural Rocky View County, Alberta

Unparalleled luxury in prestigious Springbank! This stunning 7-bed, 8-bath estate home offers over 6900 sf of living space and sits on 3.6 acres and blends timeless elegance with modern comfort. Originally built in 1996 and fully rebuilt in 2010, this 1.5-storey home features 14â€™™ cove-vaulted ceilings, site-finished Brazilian cherry hardwood, and exquisite craftsmanship throughout.

The main-floor primary suite is a private retreat with a spa-inspired ensuite, deep soaker tub, oversized shower, dual vanities, and a massive custom walk-in closet. The chefâ€™™s kitchen boasts high-end appliances, custom cabinetry, and a large island that flows into a sunlit great room with floor-to-ceiling windows and serene views.

The fully developed walkout basement offers 2 bedrooms, a gym, wet bar, entertainment areas, and potential for a wine room. Easily suiteable, itâ€™™s perfect for multi-generational living or added rental income.

Car enthusiasts will love the 4-car attached garage plus 2-car tandem garage/workshop. Zoned for 2 horses and permitted 3,200 sq ft of outbuildings, this property is ideal for equestrian use, a hobby farm, or additional development.



A rare opportunity to own a luxurious estate just minutes from the city. Book your private showing today!

Built in 1997

### Essential Information

MLS® #	A2204697
Price	\$2,450,000
Bedrooms	7
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	4,116
Acres	3.62
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	250044 Range Road 32
Subdivision	Crocus Ridge Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	t3z1g6

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached, Single Garage Attached
# of Garages	6

### Interior

Interior Features	Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Recessed Lighting, Wet Bar, Wired for
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	Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Range, Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Double Oven, Wine Refrigerator
Heating	Forced Air, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Storage
Lot Description	Back Yard, Garden, Landscaped, Lawn, Level, Pasture, Rectangular Lot, Cleared, Fruit Trees/Shrub(s), Few Trees, Open Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Concrete, See Remarks, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	9
Zoning	ag

## Listing Details

Listing Office	RE/MAX First
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