\$12,275,000 - 60037 Township Road 263a, Rural Rocky View County

MLS® #A2224884

\$12,275,000

7 Bedroom, 8.00 Bathroom, 8,765 sqft Residential on 117.91 Acres

NONE, Rural Rocky View County, Alberta

Welcome to one of Alberta's most iconic luxury estates â€" a once-in-a-lifetime offering set atop 110 acres of pristine land with commanding views of Ghost Lake and the surrounding Rocky Mountains. This extraordinary property masterfully blends timeless European-inspired architecture with modern sophistication, setting a new standard for luxury living.

Spanning over 21,000 square feet of total living space, this custom-built residence is a true architectural masterpiece. Designed for both grand entertaining and private retreat, the home features 7 opulent bedrooms, 8 spa-like bathrooms, and an exceptional array of lifestyle amenities. From the moment you arrive via the private winding drive, the estate makes a commanding impression with dramatic rooflines, custom stonework, and symmetrical grandeur.

Inside, every detail has been meticulously curated. A double-height foyer welcomes you with a sweeping staircase, ornate railings, and exceptional hand-finished elements. Oversized formal living and dining rooms offer panoramic vistas of the mountains, while expansive windows flood the interiors with natural light. The chef's kitchen is a dream â€" complete with commercial-grade appliances, marble surfaces, custom cabinetry, and a spacious butler's pantry, ideal for both intimate family dinners and large-scale events.







Designed for inspired living, the home also includes:

• A private 18-seat theatre

• A two-story wood-paneled library with a

fireplace and spiral staircase

• Multiple home offices

• A heated indoor saltwater pool under cathedral ceilings with French doors opening

to nature

• Large Wine Cellar

The primary suite is a sanctuary unto itself, with a private fireplace, lounge, walk-out patio, luxurious ensuite, and dual dressing rooms. Each of the six guest suites offers its own private bathroom, ensuring absolute comfort and privacy for family and guests alike. Car enthusiasts will appreciate the two triple-car garages, seamlessly integrated into the estate's architecture. Beyond the home, the property offers a basketball court, playground, moated Gazebo and invites exploration with trails, meadows, and panoramic views in every direction. This estate isn't just a residence â€" it's a private kingdom, a wellness retreat, and a work of art nestled in one of

Alberta's most breathtaking landscapes.

Built in 1995

Essential Information

MLS® # A2224884

Price \$12,275,000

Bedrooms 7

Bathrooms 8.00

Full Baths 6

Half Baths 2

Square Footage 8,765

Acres 117.91

Year Built 1995

Type Residential

Sub-Type Detached

Style 3 Storey, Acreage with Residence

Status Active

Community Information

Address 60037 Township Road 263a

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T4A 0N5

Amenities

Parking Front Drive, Quad or More Attached, Triple Garage Attached, Garage

Faces Side

of Garages 6

Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet

Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Beamed

Ceilings, Recreation Facilities

Appliances Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Dishwasher,

Double Oven, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer, Freezer, Garage Control(s), Microwave, Range Hood,

See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 5

01 1 11 cplaces 5

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Lighting, Playground, Private Entrance, Private Yard, Storage,

Basketball Court, Tennis Court(s)

Lot Description Creek/River/Stream/Pond, Landscaped, Lawn, Many Trees, No.

Neighbours Behind, Private, Secluded, See Remarks, Treed, Views,

Gazebo, Native Plants

Roof Shingle, Concrete

Construction Stone

Foundation Poured Concrete, Block

Additional Information

Date Listed May 27th, 2025

Days on Market 142

Zoning A-GEN

Listing Details

Listing Office ROYAL LEPAGE SOLUTIONS

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.