

# \$2,200,000 - 250044 Range Road 32, Rural Rocky View County

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MLS® #A2225415

**\$2,200,000**

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

Crocus Ridge Estates, Rural Rocky View County, Alberta

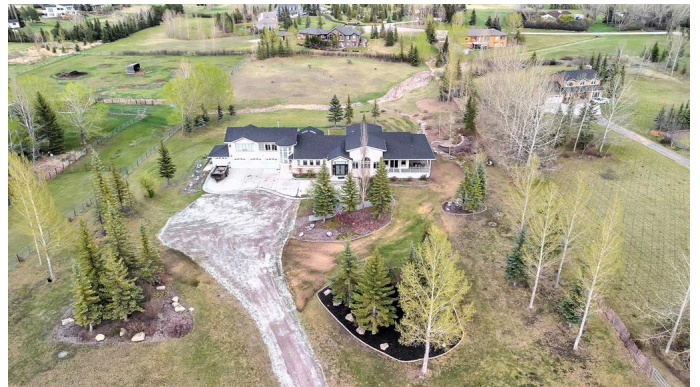
\*\*\*Open House Saturday June 28

1:00-3:00PM\*\*\* 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® #	A2225415
Price	\$2,200,000
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	1 and Half 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,
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	Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Range, Gas Stove, Microwave, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator, Double Oven
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, Few Trees, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot, See Remarks, Views, Cleared, Open Lot, Pasture
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	May 28th, 2025
Days on Market	31
Zoning	ag

## Listing Details

Listing Office	RE/MAX First
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