

# \$3,850,000 - 12 Grandview Rise Sw, Rural Rocky View County

MLS® #A2240307

**\$3,850,000**

4 Bedroom, 5.00 Bathroom, 3,214 sqft  
Residential on 2.01 Acres

Springbank, Rural Rocky View County, Alberta

This one-of-a-kind luxury ICF home was built by McDonald Luxury Homes and boasts the most stupendous views of the Rocky Mountains. Located on a beautiful cul-de-sac, the street appeal is truly stunning. and this four-bedroom residence features over 5700 developed SF. The recent renovations are magnificent and must be seen to be appreciated. Special features include a "French Chateau" Kitchen, a hotel-sized hidden Butler's Pantry, a gigantic "his and hers" dressing room styled ensuite with a shower and opulent bathtub set between, folding doors leading out to an outdoor living room with a commercially engineered steel and concrete deck with automated louvres, screens and lighting, a heated 1200 SF RV/Garage / Workshop with 18 Foot Ceiling to accommodate lifts. Smart Home Control 4 Technology with Touch Screens throughout. The two-acre parcel showcases extensive stone retaining walls allowing for different levels of landscaped gardens and features a gated and fenced yard, a dog lovers paradise. There are so many beautiful attributes of this beautifully appointed home that are unlike any other.

Built in 2010

## Essential Information



MLS® #	A2240307
Price	\$3,850,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,214
Acres	2.01
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	12 Grandview Rise Sw
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0A8

### Amenities

Amenities	Other
Parking Spaces	10
Parking	Heated Garage, Oversized, Quad or More Attached, Triple Garage Attached, Workshop in Garage
# of Garages	7

### Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Crown Molding, Smart Home, Vaulted Ceiling(s), Wired for Data
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Washer/Dryer Stacked, Water Purifier, Water Softener, Bar Fridge, Built-In Refrigerator, Built-In Freezer, Double Oven, Induction Cooktop, Instant Hot Water
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Living Room, Double Sided, Mantle
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Dog Run, Lighting, Private Yard, Storage, RV Hookup
Lot Description	Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Lawn, Level, Many Trees, Sloped, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete

## Additional Information

Date Listed	July 15th, 2025
Days on Market	21
Zoning	R-1
HOA Fees	800
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker Mountain Central
----------------	----------------------------------

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.