

\$1,600,000 - 11 Gracewood View, Rural Rocky View County

MLS® #A2135965

\$1,600,000

4 Bedroom, 4 Bathroom, 2,695 sqft
Residential on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

OPEN HOUSE Saturday June 8th noon-2pm.
Welcome to 11 Gracewood View in the heart of Springbank a stunningly renovated home set on 2.05 acres of beautifully landscaped land. This 3,845 sq. ft. property offers breathtaking, unobstructed mountain views and timeless features. The home boasts soaring 10 to 12-foot ceilings, custom solid fir doors, and engineered hardwood flooring throughout. Architecturally designed to maximize the panoramic views, the gallery of windows in the home ensures the space is bathed in natural light all day long. Ideal for entertaining, the main floor features open dining and living areas adjacent to a chef's kitchen. This custom kitchen includes professional-series stainless steel appliances, a dual fuel gas range, quartz countertops, an abundance of solid wood cabinets and a sizable pantry for all the extras. Enjoy your mornings in the bright and versatile flex/sun/breakfast room on the east side of the kitchen. The dining room, surrounded by floor-to-ceiling windows, can accommodate any large gathering. The living room features a striking stone wall gas fireplace and French doors that lead to one of the home's exterior living spaces. The main level also includes a spacious, dream office with plenty of built-in shelving. Additional features on the main level include the powder room, coat closet and laundry with expansive storage. The upper level offers three unique bedrooms and two bathrooms, including a primary suite that



serves as a true retreat. The primary bedroom features three walk-in closets and an ensuite bathroom with a stand-up shower, double vanity, and a luxurious clawfoot tub where you can soak in the mountain views. The lower level includes in-floor heating, an additional bedroom perfect for guests, a bonus room ideal for family game nights or a multimedia/theatre room, and an oversized three-piece bathroom featuring a steam shower. There's also a spacious flex room that can be used as an additional bedroom, gym, or playroom. With low-set windows, the basement is a true additional living space for friends and family.

Outdoor living is a year-round delight with multiple decks, plenty of mature trees and extended ground-level patios. The property features well-groomed, professionally landscaped areas perfect for family activities or sport events. The oversized double garage and adjacent utility/mudroom is made for families with ample storage and is perfectly set up for gear and sports equipment.

Built with uncompromising quality and craftsmanship, including extensive millwork and built-ins, this home, located in the safe and welcoming community of Springbank offers proximity to top schools (Edge, Webber, Rundle, CFIS, and more), sports facilities, and numerous amenities just minutes away. Enjoy the best of both worldsâ€”acreage living with city conveniences.

Book your showing now; Gracewood Estates is calling!

Built in 1997

Essential Information

MLS® #

A2135965

Price	\$1,600,000
Sold Price	\$1,666,000
Date Sold	June 14th, 2024
Bedrooms	4
Full Baths	3
Half Baths	1
Square Footage	2,695
Lot SQFT	87,120
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	11 Gracewood View
Subdivision	Springbank
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z 2B2

Amenities

Parking	Double Garage Attached
---------	------------------------

Interior

Goods Included	Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, In Floor
Cooling	None
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement Development	Finished, Full
Basement Type	Finished, Full

Flooring Carpet, Hardwood, Tile

Exterior

Exterior Features BBQ gas line, Fire Pit, Private Yard
Lot Description Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Many Trees, Treed, Views, Open Lot
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame, Wood Siding
Foundation Poured Concrete
Front Exposure NE
Site Influence Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Many Trees, Treed, Views, Open Lot

Additional Information

Zoning R-CRD
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

MLS listings provided by Pillar 9™. Information Deemed Reliable But Not Guaranteed. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.
Listing information last updated on September 9th, 2024 at 3:05pm MDT