

\$1,749,900 - 61 Big Hill Springs Estates, Rural Rocky View County

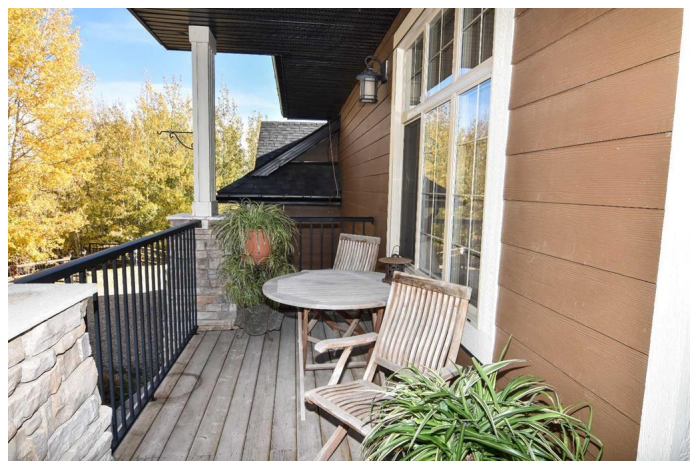
MLS® #A2171843

\$1,749,900

4 Bedroom, 4.00 Bathroom, 2,184 sqft
Residential on 5.02 Acres

Big Hill Springs Est, Rural Rocky View County,
Alberta

Located in the desired area of Bears paw, just minutes NW of Calgary city limits, just off Lochend Road is where you will find this stunning, fully developed, walk out bungalow with 3923 square feet of developed floor space on two levels. . Features of this incredible home include, gleaming hardwood floors, 9 or 10 ft ceilings, granite counters thru out, geo-thermal heating/cooling, monitoring system, spray foam insulation, ICF foundation and rough in for solar. The main floor boasts a formal dining room leading to the living room with gorgeous double sided fireplace. Gourmet kitchen is a chef's delight with huge center island, breakfast bar and upgraded stainless appliances. The eating nook features large windows with beautiful views of the country side. Access from the kitchen to the large south facing Sun Coast Screen Room fully enclosed, composite deck. The master bedroom offers a 5 pc. ensuite and huge walk-in closet. Generous sized second bedroom, den/bedroom, 4pc. bathroom, 2 pc. bathroom and laundry complete the main floor. The walk out lower level offers 2 additional bedrooms with 4 pc. Jack and Jill bathroom. Family room, feature wet bar area and fitness room. There is a huge storage room and access to lower enclosed patio, which is roughed in for a hot tub. The lower level has in-slab heating. The triple attached garage



offers an upper mezzanine for storage, in slab heating and ample space for 4 vehicles. The roof on the house has just been replaced. The 5 + acres is fully fenced and cross fenced into smaller paddocks for your horses. Rolling landscape and a combination of open and treed area. The landscaped yard offers, tiered flower beds, garden area and firepit. This home is anything but ordinary with lots of high end finishes and details. This terrific family home and property, must be viewed to be appreciated. 61 Big Hill Springs Estates.

Built in 2012

Essential Information

MLS® #	A2171843
Price	\$1,749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,184
Acres	5.02
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	61 Big Hill Springs Estates
Subdivision	Big Hill Springs Est
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 0E5

Amenities

Parking Spaces	10
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Parking	Front Drive, Garage Door Opener, Insulated, Quad or More Attached
# of Garages	4

Interior

Interior Features	Bar, Breakfast Bar, Bookcases, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Geothermal
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Master Bedroom, Propane
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run, Fire Pit, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Dog Run Fenced In, Garden, Lawn, Landscaped, Pasture, Private, Rolling Slope, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	October 14th, 2024
Days on Market	170
Zoning	R2

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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