

\$1,795,000 - 7 Gracewood View, Rural Rocky View County

MLS® #A2201503

\$1,795,000

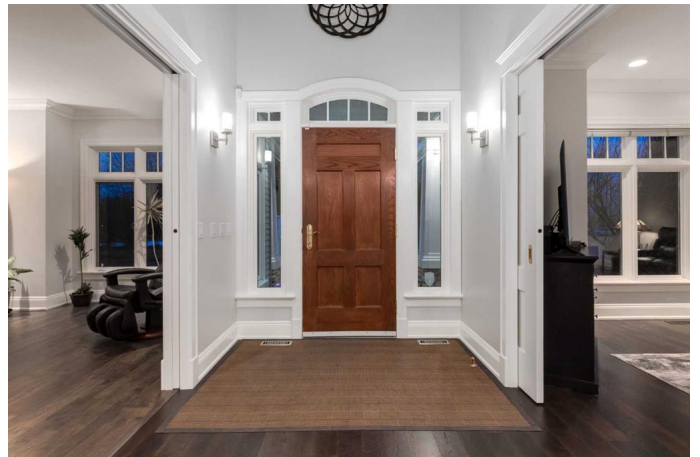
6 Bedroom, 5.00 Bathroom, 4,552 sqft
Residential on 1.98 Acres

Gracewood, Rural Rocky View County, Alberta

Welcome to this stunning 6-bedroom, 4.5-bathroom estate home in the prestigious community of Springbank. Spanning 4,552 sq. ft., with an additional 1,580 sq. ft. of fully developed basement space, this 2-storey residence offers luxurious living with breathtaking mountain views.

Step inside to find freshly updated interior paint, a renovated gourmet kitchen featuring a new range, fridge, and wall oven/microwave combo, a spacious centre island with breakfast bar, and stainless steel appliances, including a gas cooktop. The open-concept design flows seamlessly into the family room with built-ins and a gas fireplace, and the dining area opens onto a private southwest-facing backyard. A formal dining or living room and a main-floor den with built-ins add flexibility for your family's needs. The mudroom includes a dog wash station and main-floor laundry for added convenience.

Upstairs, the primary suite is a serene retreat with a large private balcony showcasing mountain views with epic sunsets, a spa-inspired 5-piece ensuite with in-floor heating, a glass shower, a large tub, and a walk-in closet. Three additional bedrooms share a beautifully appointed 5-piece main bath and 2 have walk-in closets. The air-conditioned bonus room above the heated triple attached garage features its own dedicated furnace and a private 3-piece



ensuite with a brand-new glass shower. The fully developed basement offers exceptional entertainment and living space, including a large recreation room, theatre room - creating the ideal cinematic experience, two additional bedrooms, and a 3-piece bath with heated floors.

Outside, the 2-acre property is professionally landscaped, complete with a dog run, shed, RV parking beside the triple garage, and a paved curved driveway.

Located just minutes from top-rated schools, including Rocky View School District's schools, as well as the renowned Edge School for Athletes, this home is perfectly situated for families seeking space, convenience, and luxury.

Built in 1998

Essential Information

MLS® #	A2201503
Price	\$1,795,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,552
Acres	1.98
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	7 Gracewood View
Subdivision	Gracewood
City	Rural Rocky View County
County	Rocky View County

Province Alberta
Postal Code T3Z 2B2

Amenities

Parking Spaces 6
Parking Driveway, Triple Garage Attached
of Garages 3

Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Heating In Floor, Forced Air, Natural Gas, See Remarks
Cooling Partial
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Balcony, Fire Pit, Garden
Lot Description Back Yard, Cul-De-Sac, Garden, Irregular Lot, Landscaped, Treed, Views
Roof Pine Shake
Construction Stone, Wood Frame, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025
Days on Market 22
Zoning R-CRD

Listing Details

Listing Office eXp Realty

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