

**183 Springbank Heights Place  
Rural Rocky View County, Alberta**

**MLS # A2165947**



**\$2,800,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Springbank Heights                        |               |                  |
| <b>Type:</b>     | Residential/House                         |               |                  |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence |               |                  |
| <b>Size:</b>     | 2,808 sq.ft.                              | <b>Age:</b>   | 2023 (1 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Quad or More Attached                     |               |                  |
| <b>Lot Size:</b> | 1.98 Acres                                |               |                  |
| <b>Lot Feat:</b> | See Remarks                               |               |                  |

|                    |  |                   |               |
|--------------------|--|-------------------|---------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas  | <b>Water:</b>     | Well          |
| <b>Floors:</b>     | Hardwood   | <b>Sewer:</b>     | Septic System |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -             |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | 15-25-3-W5    |
| <b>Exterior:</b>   | Composite Siding, Wood Frame   | <b>Zoning:</b>    | R-CRD         |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -             |
| <b>Features:</b>   | Built-in Features, Double Vanity, Kitchen Island, Pantry, Primary Downstairs, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |                   |               |

**Inclusions:** N/A

OPEN HOUSE Sunday 1-4 PM. Welcome to your dream retreat in the prestigious community of Springbank, Calgary. Nestled amongst the breathtaking landscapes, Springbank is known for its peaceful, classy ambiance, and this luxury residence embodies the epitome of lavish living. Spanning over 5000 square feet of exquisite design and thoughtful architecture, this expansive home invites you into a world of sophistication. The moment you step inside, you'll be captivated by the beauty that defines every corner of this magnificent home. The basement is a haven of entertainment, boasting a state-of-the-art movie theatre that promises cinematic experiences right at home. A well-appointed bar area sets the stage for social gatherings, while a gym encourages a healthy lifestyle without stepping foot outside. With two spacious bedrooms, the basement offers a private retreat for guests or family members. The rec room and sauna elevate the entertainment possibilities, ensuring that every gathering is memorable and enjoyable. As you ascend to the upper level, prepare to be enchanted by the open layout that effortlessly merges with the awe-inspiring mountain views. Sunlight dances through the windows, illuminating a beautiful kitchen that's as functional as it is elegant. Whether you're an aspiring chef or simply enjoy culinary delights, this kitchen is a masterpiece of design and functionality. A total of two more bedrooms grace this level, each designed with attention to detail and a focus on comfort. The master bedroom being one of them. This primary suite boasts a stunning 5-piece layout. As if this weren't enough, the home includes a colossal attached 4-car garage, providing ample space for your prized vehicles and more. Every aspect of this residence has been carefully curated to cater to the most discerning tastes, making it the epitome of Springbank's luxury living.