

# \$1,750,000 - 435 Rodeo Ridge, Rural Rocky View County

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MLS® #A2216507

**\$1,750,000**

5 Bedroom, 3.00 Bathroom, 2,105 sqft  
Residential on 0.28 Acres

Springbank Links, Rural Rocky View County,  
Alberta

Welcome to this immaculately maintained Custom-built Bungalow with Walkout Basement in the quiet community of Rodeo Ridge in Springbank Links, backing onto par 3 hole #5 of Springbank Links golf course and park/green space across the street, the dramatic entrance has captivating views emphasized by the barrel vaulted ceilings with stunning views over the golf course of aptly named Emerald Bay and Calgary's city center and all within 10 minutes to Calgary Olympic Park and convenient shopping/amenities. Rich maple kitchen cabinets built on site with stately granite counters with eating bar and slate flooring, stainless appliances including built in side-by-side Kitchen Aid refrigerator and microwave wall oven, Bosch dishwasher, Thermador gas range, panelled hood fan, beautiful wool Berber carpeting, structured category 5e wiring throughout – suited for home automation and whole home audio. Spacious dining room, large walkthrough pantry, main level laundry, bright breakfast nook, great room with gas fireplace and vaulted ceilings, large primary bedroom with 5-piece ensuite/jetted tub, ample walk in closet, main level bedroom or office, hour glass shaped open riser staircase to bright walkout lower with 3 additional bedroom or office space, wet bar in recreation/games



room, corner gas fireplace, custom built cabinets, massive storage/utility room with new hot water tank (Oct 2024) new furnace motor (Nov2024) new 50 year asphalt shingled roof (Sep2016), entire interior repaint with a designers touch (Mar2025) I will say it again, this home is immaculately lived in and the pride of ownership shows in every quality detail! School bus pick up for the Springbank elementary, middle and high schools ranked top 5% in Alberta over the last 5 years according to Fraser Institute 2024. Plus, close to numerous private schools including Edge. Water and Sewar is Emerald Bay Water Co-op, Rodeo Ridge Condo Association includes garbage, recycling and road snow removal.

Built in 2003

**Essential Information**

MLS® #	A2216507
Price	\$1,750,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,105
Acres	0.28
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	435 Rodeo Ridge
Subdivision	Springbank Links
City	Rural Rocky View County
County	Rocky View County
Province	Alberta

Postal Code T3Z3G2

### Amenities

Amenities None, Snow Removal, Trash

Parking Spaces 2

Parking Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Workshop in Garage

# of Garages 2

### Interior

Interior Features Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Refrigerator, Washer, Window Coverings, Built-In Gas Range

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Family Room, Gas, Glass Doors, Great Room

Has Basement Yes

Basement Finished, See Remarks, Walk-Out

### Exterior

Exterior Features Balcony

Lot Description Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Landscaped, Pie Shaped Lot, Private, Secluded, See Remarks, Views, On Golf Course, Gentle Sloping

Roof Asphalt

Construction Stone, Stucco

Foundation Poured Concrete

### Additional Information

Date Listed May 1st, 2025

Days on Market 1

Zoning DC25

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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