

\$2,500,000 - 29 Grandview Grove, Rural Rocky View County

MLS® #A2232108

\$2,500,000

4 Bedroom, 6.00 Bathroom, 3,382 sqft
Residential on 1.98 Acres

Springbank, Rural Rocky View County, Alberta

Nestled in an exclusive enclave, this custom-built residence offers an unparalleled living experience. A cherry wood front door opens to a 14-foot entry, setting a tone of grandeur and elegance that resonates throughout the meticulously crafted space. Experience a fusion of indoor/outdoor living, where a wall of windows span the rear of the home, unveiling breathtaking views.

Quarter-sawn white oak hardwood flooring graces most of the main level and a living room crowned by a 20-foot vaulted ceiling with exquisite beam accents. A two-sided fireplace invites cozy enjoyment from the luxurious interior and serene outdoors. The gourmet kitchen is a dream, boasting a gas range, warming drawer, and a Sub-Zero refrigerator. Every inch of the space is thoughtfully designed for both aesthetic beauty and functionality, highlighted by a generous island and granite countertops. The butler's pantry is a showpiece, with additional cabinetry, a dishwasher, wine fridge, and elegant glass-insert lighting. Plus a spacious walk-in pantry for ample storage. The expansive side entry offers abundant storage, alongside a large laundry room. Above the garage, a versatile space ideal as a private gym or secluded guest retreat, enhanced by a full bath with steam shower. The eating area extends from the kitchen, providing access to the covered deck. An elegant dining room with



a distinctive faux-finished copper leaf ceiling, offers a setting for formal dining, while the den provides a space for focused work. The primary bedroom is a private oasis, featuring a five-piece ensuite. This lavish space includes a deep soaker tub between dual sinks, a rejuvenating steam shower, and heated floors. A fireplace adds to the ambiance, and direct access to the main deck ensures an effortless connection to the outdoors. The walk-out basement offers a grand family room with a double-sided fireplace, artfully designed to be enjoyed from both inside and out on the covered patio. This level features a pool table area and a fully equipped wet bar. A private wine room promising a perfect climate for cherished vintages. This thoughtfully designed level hosts two more bedrooms, each with its own ensuite. A third bedroom and four-piece bath offer more flexibility for accommodation. The deck and patio span the width of the home, offering an unparalleled vantage point for enjoying the stunning views. The landscaping is stunning, featuring artfully placed rock beds adorned with a gorgeous waterfall, vibrant perennials, mature bushes and trees, meticulously maintained by an extensive irrigation system. Enjoy a charming firepit area – perfect for evening gatherings. This quiet and peaceful location offers tranquility and accessibility, a 12 min drive to the west side of Aspen Estates. Grandview Park amenities enrich the lifestyle, including a trout-stocked catch & release pond, a delightful winter skating pond, and a natural ravine with pathways, truly completing this extraordinary living experience.

Built in 2008

Essential Information

MLS® #	A2232108
Price	\$2,500,000

Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,382
Acres	1.98
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	29 Grandview Grove
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0A7

Amenities

Amenities	Other
Parking Spaces	8
Parking	Paved, Triple Garage Attached, Driveway
# of Garages	3

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Smart Home, Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer, Window Coverings, Warming Drawer, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Double Sided
Has Basement	Yes

Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Treed
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 26th, 2025
Days on Market 1
Zoning R-1
HOA Fees 850
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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