Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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217 Windhorse Court
Rural Rocky View County, Alberta

MLS # A2344382



$3,400,000

Division:	Windhorse Manor		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,904 sq.ft.	**Age:**	2027 (-1 yrs old)
Beds:	5	**Baths:**	6 full / 1 half
Garage:	Quad or More Attached, Quad or More Detached, Triple Garage Attached, Tri		
Lot Size:	2.02 Acres		
Lot Feat:	Cleared, Front Yard, No Neighbours Behind, Open Lot, Private, Views		

Heating:	Other	**Water:**	Shared Well
Floors:	See Remarks	**Sewer:**	Septic Field, Septic Tank
Roof:	See Remarks	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	See Remarks	**Zoning:**	R-CRD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: See Remarks

BUILD YOUR CUSTOM LUXURY BUNGALOW IN WINDHORSE ESTATES | FULL ARCHITECTURAL PLANS, RENDERINGS & 3D ANIMATION INCLUDED | SPRINGBANK ESTATE LOT MINUTES WEST OF CALGARY | SURROUNDED BY LUXURY HOMES, OPEN SPACE & FOOTHILLS VIEWS. The hard part of a custom build, the design, has already been done, and you still get to make every finish your own. A sophisticated single-level bungalow concept has been fully envisioned for this lot, with architectural floor plans, extensive interior renderings and a complete residence animation that lets you walk the finished home before a shovel hits the ground. The proposed design is built around elevated bungalow living: an impressive great room, a beautifully designed kitchen, formal dining and parlour areas, a private office, a spacious primary retreat with luxury ensuite, additional bedrooms, a mudroom and dedicated laundry. The lower level continues the same standard with concepts for a large family room, dedicated theatre, secondary kitchen and additional bedrooms and bathrooms. Every space has been considered for architectural impact, everyday function and comfort, and buyers can customize the plan and finishes to suit their vision. Windhorse Estates is one of Springbank's most desirable estate communities in Rocky View County, offering the privacy and space of country residential living with convenient access to West Calgary, Aspen Woods, Stoney Trail and Highway 8. Calgary's private schools, shopping, dining, golf and recreation are within easy reach, and westbound access puts the Rocky Mountains close at hand. For buyers searching for a luxury bungalow near Calgary, a custom home in Springbank or a Rocky View County estate lot with plans in hand, this is the one that lets you start building sooner. Design it around the way you want to live.

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