Al Beatty
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111 Morning Vista Green
Rural Rocky View County, Alberta

MLS # A2355381



$3,500,000

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,710 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	6	**Baths:**	5 full / 2 half
Garage:	Heated Garage, Quad or More Attached, See Remarks		
Lot Size:	3.98 Acres		
Lot Feat:	Cleared, Cul-De-Sac, Irregular Lot, No Neighbours Behind, Pasture, See Rem		

Heating:	Central, In Floor, Natural Gas, See Remarks	**Water:**	Co-operative
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	23-24-3-W5
Exterior:	Composite Siding, Stone, Wood Frame	**Zoning:**	R-RUR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Beamed Ceilings, Built-in Features, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: In Servery: Dishwasher; In Basement: Dishwasher, Washer, Dryer

Welcome to this newly built luxury bungalow offering ~7,200 sq. ft. of beautifully designed living space on 3.98 acres in sought-after Springbank 10 min from Calgary city limits. This exceptional residence combines sophisticated architecture, thoughtful design and quality craftsmanship in a spectacular setting. A striking Hardie board and stone exterior introduces a home where every detail has been carefully considered. Inside, soaring vaulted ceilings with exposed beams, expansive windows, wide-plank hardwood flooring, custom built-ins and a stunning gas fireplace create an atmosphere of luxury. The thoughtfully designed main level offers an exceptional balance of open-concept entertaining spaces and private retreats, all positioned to capture the remarkable views. The professionally designed kitchen features premium Wolf appliances, a built-in 42-inch refrigerator, double ovens, quartz countertops and two dishwashers. The kitchen flows seamlessly into the principal living and dining spaces, with access to a spacious deck overlooking the surrounding landscape. A generous mudroom off the attached garage provides exceptional everyday functionality and storage. 3 bedrooms on the main level, each with their own ensuite bathroom and walk-in closet, provide an exceptional layout. The luxurious primary suite offers a private retreat with its own fireplace with grand stone surround, private deck and spectacular mountain views. A dedicated home office completes the main level. The fully developed sunshine lower level extends the living space with 3 additional bedrooms with dedicated bathrooms for each, an exercise room with rubber flooring, a soundproofed media room, electric fireplace, wet bar with dishwasher and wine room. Laundry facilities on both levels and 7 bathrooms further enhance the home's impressive layout. Modern comforts include air

conditioning, two furnaces and in-floor heating. The oversized heated 4-car garage features epoxy flooring and a dedicated 100-amp subpanel, providing electrical capacity for future EV charging installations. Springbank offers an exceptional acreage lifestyle with convenient access to Calgary and the Rocky Mountains. Enjoy nearby championship golf at Mickelson National, Pinebrook and Springbank Links, equestrian facilities, excellent schools including Webber Sports Academy, and year-round recreation at Springbank Park for All Seasons. Shopping and dining in West Springs and Aspen Landing, along with a proposed Costco development across Highway 1, further enhance this desirable location. Complete with New Home Warranty, this remarkable property offers nearly four acres of privacy, extraordinary mountain views and exceptional craftsmanship in one of Calgary's most desirable rural communities. Please note: Some photos in this listing have been virtually staged with digital furniture and decor. These items are not physically present in the property. Unaltered photos of these rooms are included in the photo gallery for comparison.

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