

## 29 Swift Creek Green Rural Rocky View County, Alberta

MLS # A2200990



# \$2,599,800

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,223 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, French Door, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	2 Fridges, 2 Stoves, 2 Dishwashers, 4 Garage Door Openers & Controls		

Built by Crystal Creek Homes, this stunning two-story estate is nestled in a secluded cul-de-sac in prestigious Swift Creek Estates and offers 4,223 sq. ft. above grade with an additional 2,061 sq. ft. walkout basement, bringing the total developed space to 6,284 sq. ft. Situated on two acres of landscaped grounds with an underground sprinkler system, this home features 5 spacious bedrooms, 5.5 bathrooms, and two oversized double attached garages flanking each side of the home. A grand foyer with a striking double staircase leads to an open-concept main floor, featuring soaring vaulted ceilings, a gourmet kitchen with top-tier Miele and JennAir appliances, an oversized island with double sinks, and a bright breakfast nook with coffered ceilings and access to a southeast-facing deck. A separate spice kitchen with an additional gas range, dishwasher, fridge, and ample cabinetry makes entertaining effortless, while the formal dining room with deck access, an elegant living room with a gas fireplace, and a private home office/den with custom built-ins add to the home's refined charm. A well-designed mudroom with built-in storage provides easy access to both garages and the kitchen. The second floor offers stunning mountain views from all west-facing rooms, including the primary suite, which features vaulted ceilings, a gas fireplace, a spa-inspired ensuite with heated floors, a massive steam shower with multiple shower heads, a freestanding soaker tub, and a massive walk-in closet. Two additional bedrooms with vaulted ceilings include a private ensuite and a cheater ensuite, while a theatre/bonus room and a convenient second-floor laundry room complete the upper level. The walkout basement is designed for entertainment, featuring a spacious family room with a gas fireplace, a recreation room with a pool table, a stylish wet bar with a beverage fridge and double sink,

two additional bedrooms—including a private guest suite with an ensuite and walk-in closet—and a second full bathroom. The lower-level walkout leads to an expansive concrete/brick patio with a built-in BBQ station and wiring for a hot tub, creating the perfect outdoor retreat. This exceptional estate blends luxury, functionality, and breathtaking design, making it a rare opportunity in one of the area's most sought-after communities.