

**77 Mountain River Estates  
Rural Rocky View County, Alberta**

**MLS # A2196931**

**\$2,925,000**



<b>Division:</b>	Mountain River Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,161 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, Treed		

<b>Heating:</b>	Boiler, In Floor, 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	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	RUR 4
<b>Foundation:</b>	Brick/Mortar, ICF Block, Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Window coverings, Light fixtures		

Discover the unique south Springbank community of Mountain River Estates, offering unparalleled privacy on a 2-acre parcel surrounded by mature trees. This is your chance to own a remarkable property and become a member of this exclusive gated community of 16 homeowners who share common property of 289 acres of land, a water treatment plant, barn and horse paddocks, nature trails, and access to the Elbow River. This home was completely rebuilt from the ground up in 2004 (new roof 2020). It has been renovated to the highest standards and features over 6000 sq. ft. of living space and four bedrooms. The main residence is a walk-out bungalow with vaulted ceilings and hardwood flooring, a loft, and a fully finished basement. The inviting living room is centered around a wood burning fireplace with floor-to-ceiling stone. The large open concept kitchen, breakfast nook and formal dining room areas share a two-way gas fireplace and a wet bar, making it perfect for entertaining. The main level contains also the spacious primary bedroom with access to the sunny south-facing back, plus two other bedrooms. On the west end of the bungalow, stairs lead up to a versatile open area loft with built-in bookshelves for a home library. From here, enter through double glazed glass doors to the large family TV room featuring an abundance of cabinetry and a gas fireplace. The in-floor heated walkout basement contains an ample sized entertainment area with a billiard table, wood burning fireplace, wet bar and wine cellar. This level also contains another bedroom, bathroom, exercise room, and an office space. Outdoors, a generous south facing deck spans the width of the home. Stands of mature trees frame the panoramic views of the surrounding valley. Enjoy alfresco dining and entertaining with the built-in barbeque and an immense stone fireplace. Stay active in

the winter and enjoy the 40x70 poured concrete skating rink with full boards and floodlight, which can also double as a summertime basketball or pickleball court. Included on the property is another detached building that boasts a heated garage with Tesla EV charger, and a large upper loft that can be used as a guest house or hobby room. Starlink system in place for high-speed internet. Only 25 minutes to downtown Calgary, 45 minutes to Canmore and 5 minutes to public and private schools. Don't miss the rare opportunity to own a quality home and join the community in Mountain River Estates!