

311 Rodeo Ridge Rural Rocky View County, Alberta

MLS # A2268978



\$1,699,000

Division:	Springbank Links		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,716 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Landscaped, No Neigh		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: Co-operative

Floors: Carpet, Hardwood, Tile

Sewer: Private Sewer

Roof: Asphalt Shingle

Condo Fee: \$ 400

Basement: Full

LLD: -

Exterior: Cement Fiber Board, Stucco

Zoning: DC25, DC26

Foundation: Poured Concrete

Utilities: -

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Outdoor Shed w/all Tools, Barbeque Gas, Barbecue Smoker, Lawnmower, Exercise Equipment, King Bedroom Furniture, 2 Custom Fit TV's (TV Room, Fitness Room), 2 Shelving Units in Living Room.

Just off the western edge of Stoney Trail, on the golden cusp of the Foothills with views of Emerald Bay, is a hidden gem: 311 Rodeo Ridge! A sunny, truly custom home featuring over 5,000 sq ft of luxurious living space on 3 levels. **PRIDE OF OWNERSHIP:** With construction background, this original homeowner utilized top-tier design, materials and specifications. Oriented to capture the neighbour-free views out-back (Emerald Bay from the main living area and upper floors AND out-front, unobstructed views of the beautiful Springbank Links Golf Course (but not near golf balls). **ALL UPDATED:** Recent renovations over \$250,000.00: beautiful hardwood floors, bathroom tile floors, light fixtures, sundeck, secure outdoor shed, exterior paint & more! The main floor is centrally focused with a spacious, luxury kitchen, Miele/Sub-Zero appliances, granite counters, oversized island, abundant pantry/cupboards, working space for aspiring chefs. A vaulted, but cozy, living room is centered around fireplace with full height stone chimney. A formal detached dining room for special occasions -- and large entertaining area has hosted many large events. Over 70 windows, so showered in natural light. **SEEK SPACE IN TOGETHERNESS!** Upstairs features a deluxe Master Bedroom; spacious ensuite and walk-in closets. Big view bedrooms #2 and #3 both have ensuites. Additional 2 lofts/dens flex-areas. The airy walk-out level has spacious bedrooms #4 and #5, full bathroom -- and outfitted fitness room, large TV room; built-in bar; large games/media room. Private backyard/garden and ravine: nature meets modern living. A 3-car, Reznor heated garage with work bench, shelving, storage, tools and toys! Extra garden shed and lawnmower included. **EASY TRANSITION:** Turn-key ready, mature landscaping, fully built-out community and lovely

neighbours … just move-in and enjoy! Bus-stop for top-rated Grade 1-12 schools is out front door. INSPECTION REPORT available, evidencing no deferred maintenance; no renovation costs necessary. Owners’ downsizing, so long list of helpful, quality furniture/equipment, reducing transition costs and making relocation less stressy. Minutes to the mountains -- and Bingham Crossing Shopping (Costco) is now underway. WAY MORE FOR WAY LESS than Harmony/Elbow: This is all true: come see for yourself !