

# \$2,950,000 - 172 Grandview Way, Rural Rocky View County

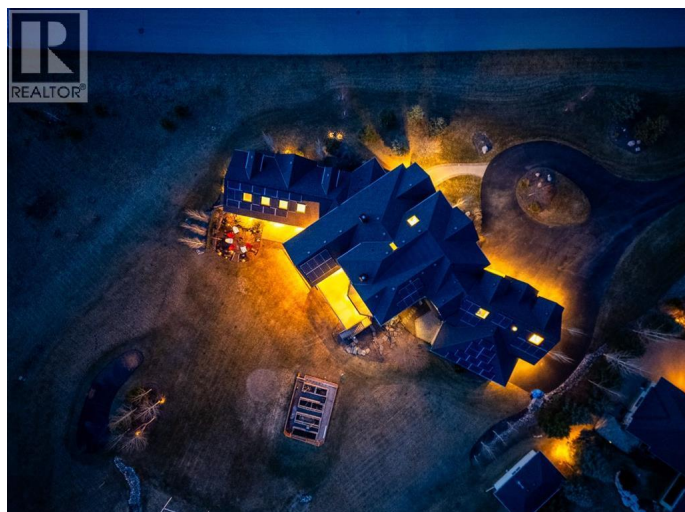
MLS® #A2214332

**\$2,950,000**

6 Bedroom, 6.00 Bathroom, 4,991 sqft  
Single Family on 2.00 Acres

Springbank, Rural Rocky View County, Alberta

Located in prestigious Grandview Estates on a prime Southwest-facing lot with breathtaking Rocky Mountain views, this impressive custom-built estate offers over 8,500 square feet of exceptionally designed living space executed by renowned builder Maillot Homes. Recently refreshed with an updated color palette, the home feels modern, bright, and move-in ready. Featuring one of the largest residential solar installations in Canada, this property combines remarkable energy efficiency with luxurious family living. A grand barrel-vaulted ceiling feature welcomes you inside, where expansive living and dining areas are connected by a striking two-sided fireplace and framed by oversized windows that flood the space with natural light. The gourmet kitchen is truly the heart of the home, offering dual oversized islands, top-of-the-line Wolf & Sub-Zero appliances, abundant cabinetry, and a sun-drenched breakfast nook that opens onto the southwest deck – perfect for casual family meals or elegant entertaining. Designed for gathering and memory-making, the residence features an incredible indoor saltwater pool and hot tub oasis, an inviting media room for movie nights, and a wine room. A lower-level secondary kitchen, expansive rec room, and direct access to the pool area complete the walkout basement, where comfort meets entertainment at every turn. Thoughtful architectural details



include an elevator providing access to all levels as well as the garage, ensuring long-term accessibility. A custom-built, handicap-accessible Jack and Jill bathroom on the lower level features a curb-less shower and a wheelchair-friendly sink, an oversized four-car garage with dog wash and RV bay, and an abundance of strategically placed skylights enhancing the natural light throughout the home. The upper level offers a bonus room suite with a private bedroom and full ensuite, perfect for guests or extended family. The primary retreat is a true sanctuary, featuring a private balcony with unobstructed Southwest views, a romantic two-sided fireplace, and a spa-like ensuite with in-floor heating and a large walk-in closet. A dedicated study loft with built-in desks provides a quiet workspace for students or remote work needs. The walkout level is equally impressive, offering two additional bedrooms, a change room with full bathroom for pool guests, a second laundry area, and expansive entertaining spaces that open seamlessly to the outdoors. The fully landscaped outdoor areas include an expansive Southwest deck, a lower walkout patio, a fenced dog run, invisible pet fencing, and a cozy firepit area, making this property as functional as it is beautiful. With Calgary's top private schools and an abundance of retail shopping within a ten-minute drive, this property is ideally suited for families looking for privacy paired with convenience. This extraordinary residence is a true legacy property, offering an unparalleled lifestyle just minutes from city conveniences.

(id:6289)

Built in 2014

## Essential Information

Listing #	A2214332
Price	\$2,950,000

Bedrooms	6
Bathrooms	6.00
Half Baths	1
Square Footage	4,991
Acres	2.00
Year Built	2014
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	172 Grandview Way
Subdivision	Springbank
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z0A8

### Amenities

Amenities	Park, Schools
Features	Cul-de-sac, Elevator, No Smoking Home, Gas BBQ Hookup
Parking	Attached Garage, Garage, Heated Garage, Oversize
# of Garages	3
View	View

### Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Oven - Built-In, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas, Solar Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

### Exterior

Exterior	Stone, Stucco
Exterior Features	Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office

eXp Realty



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