

# \$2,700,000 - 244094 Partridge Place, Rural Rocky View County

MLS® #A2246501

**\$2,700,000**

6 Bedroom, 5.00 Bathroom, 3,536 sqft  
Single Family on 1.98 Acres

Springbank, Rural Rocky View County, Alberta

ELEGANCE, SPACE AND CONVENIENCE!  
DON'T MISS THIS CUSTOM BUILT  
6-bedroom, 5-bathroom ESTATE HOME on  
1.98 acres just minutes from the city and the  
sought-after community of SPRINGBANK.  
With more than 5,400 square feet of  
DEVELOPED LIVING SPACE, with a FULLY  
FINISHED WALKOUT BASEMENT, and a  
QUADRUPLE ATTACHED GARAGE with  
heated flooring, this home was designed for  
exceptional everyday living and unforgettable  
entertaining. At the heart of the home is a true  
CHEF'S KITCHEN featuring two VIKING  
RANGES – one dual-fuel oven and stove  
and one gas oven and stove, an upgraded 600  
CFM HOOD FAN with interlocking and  
make-up air, STAINLESS STEEL  
APPLIANCES, GRANITE COUNTERTOPS,  
an oversized island, abundant REFRESHED  
CHERRY WOOD CABINETRY, BUTLERS  
KITCHEN with beverage fridge, and a LARGE  
WALK-IN PANTRY with a deep freezer. The  
enormous FORMAL DINING ROOM offers the  
perfect setting for holiday gatherings and  
celebrations, while refined architectural details,  
including SWEEPING CURVED STAIRCASES  
throughout the main level. The main floor is  
finished in hardwood and tile, GUEST  
BEDROOM WITH ENSUITE, and a huge  
mudroom with a tiled DOG WASH STATION  
keeps life organized and effortless. UPSTAIRS  
are 4 SPACIOUS BEDROOMS and



convenient laundry room with sink. The PRIMARY BEDROOM features two walk-in closets, 5 piece ensuite and it's own PRIVATE BALCONY. Step outside to a LARGE UPPER DECK and a COVERED LOWER PATIO with electrical rough-in for hot tub or sauna that opens to your park-like yard, enhancing indoor-outdoor living and entertaining throughout the seasons. The fully developed walkout basement with heated flooring is an entertainer's dream, featuring an spacious family room and a FULL BAR complete with a draft beer fridge and tap, plus a second dishwasher and refrigerator. A generous sized office or recreation room, a SIXTH BEDROOM, and an impressive SIX PIECE BATHROOM complete this level, ensuring plenty of space for work, guests, and family. THE WHOLE INTERIOR OF THE HOUSE HAS BEEN FRESHLY PAINTED! Outdoors, the nearly two-acre lot provides remarkable privacy with distance from neighbors. An irrigation system, large shed, dedicated PLAYGROUND plus a TENNIS / BASKETBALL COURT invites playful activity, while a cedar slide, swing-set, tower, monkey bars, and trampoline offer year-round recreation for kids. The property also includes a water softener, two dishwashers (kitchen and bar), and two refrigerators (kitchen and bar), Weber Genesis Natural Gas BBQ, as well as a deep freezer in the pantry to support your food storage needs. There are 3 schools nearby with school bus service close to the home. An EXCEPTIONAL PROPERTY offering the best of country-style space with city convenience. DON'T MISS THIS EXCELLENT SPACIOUS FAMILY HOME! ALL HOUSE PLANS AVAILABLE. BOOK YOUR SHOWING TODAY! (id:6289)

Built in 2004

## **Essential Information**

Listing #	A2246501
Price	\$2,700,000
Bedrooms	6
Bathrooms	5.00
Half Baths	1
Square Footage	3,536
Acres	1.98
Year Built	2004
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	244094 Partridge Place
Subdivision	Springbank
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z3M2

### Amenities

Features	Closet Organizers
Parking	Attached Garage, Garage
# of Garages	2

### Interior

Appliances	Washer, Refrigerator, Water softener, Range - Gas, Dishwasher, Wine Fridge, Dryer, Microwave, Freezer, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Stucco
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office

CIR Realty



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