

\$1,750,000 - 5 Georgian Estates, Rural Rocky View County

MLS® #A2257047

\$1,750,000

6 Bedroom, 4.00 Bathroom, 2,550 sqft
Single Family on 2.09 Acres

Georgian Estates, Rural Rocky View County,
Alberta

WITH OVER \$450,000 IN PROFESSIONALLY COMPLETED UPDATES IN THE LAST THREE YEARS, We are proud to present this outstanding home and quality product throughout that is now really a turn key property. Located in Georgian Estates, just over 2 acres and offering so much privacy and incredible views, NE of Calgary off of Country Hills Blvd and under 4 km to Stoney Trail. This is a west backing walkout bungalow with a newly created 3 Bedroom basement suite (illegal), or use for extended family. It has a triple attached garage and also has a newly renovated separate shop/garage. This can be developed into a separate suite by connecting roughed in plumbing and adding a sewer line to the septic system, or continue using as a gym and formal office, great for meeting clients, and a heated single garage with work bench. The bungalow main level has 3 bedrooms, 2 1/2 bathrooms, central living room with high beam vaulted ceiling that provides an incredible west facing view. The primary bedroom also has a separate sliding door to the deck. This leads into the dining room and then the updated kitchen with a modern flair and newer appliances, plus a sink with a great view! There is a casual family room off of the kitchen that could also be a casual eating area. Also a large laundry room, and several exits. The separate lower level



also has 3 bedrooms, bathroom, large kitchen and dining area, and also a large central living room with walkout access to the backyard. A newer stacker laundry unit is in the mechanical room, easy access. There is a large gazebo out back, and a huge yard area, nicely maintained. A long list of upgraded product includes: 2023: new 2,000 gallon septic tank, carpet. And in 2024: Triple Pane Windows; Asphalt Shingles, Full Width Deck installed from the footings up; Shop reno'd with a new furnace, an office and open area plus a single bay garage; Concrete Walkway and Front Entry; New Blinds; New Insulated Garage Doors; Exterior Lights; Tile; Kitchen Downstairs; Appliances with 2 fridges, oven, 2 washer/dryers, 2 dishwashers, landscaping, carpet, interior and exterior painting, and driveway maintenance. In 2025: 2 new hot water tanks; reinforced eaves troughs and new downspouts. Lot's of storage in the basement and also a separate storage area in the attached garage. Two furnaces, one for each level. Parking? Definitely not a shortage here. A long paved driveway with a wide area for parking a lot of shiny vehicles. There is also a side RV parking area with a 220V plug in. The pictures are great but this really is a must see home. Come take a look! (id:6289)

Built in 1978

Essential Information

Listing #	A2257047
Price	\$1,750,000
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	2,550
Acres	2.09
Year Built	1978
Type	Single Family

Sub-Type	Freehold
Style	Bungalow

Community Information

Address	5 Georgian Estates
Subdivision	Georgian Estates
City	Rural Rocky View County
Province	Alberta
Postal Code	T1Z0L1

Amenities

Features	See remarks, Other, Gazebo
Parking	Attached Garage, Detached Garage, RV, See Remarks
# of Garages	4
View	View

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Range - Electric, Dishwasher, Oven, Dryer, Hood Fan, See remarks, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick, Concrete, Wood siding
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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