

# \$3,850,000 - 12 Grandview Rise Sw, Rural Rocky View County

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MLS® #A2240307

**\$3,850,000**

4 Bedroom, 5.00 Bathroom, 3,214 sqft  
Residential on 2.01 Acres

Springbank, Rural Rocky View County, Alberta

OPEN HOUSE SATURDAY AUGUST 16TH - 2PM TO 4PM. This one-of-a-kind luxury ICF home was built by McDonald Luxury Homes and boasts the most stupendous views of the Rocky Mountains. Located on a beautiful cul-de-sac, the street appeal is truly stunning. and this four-bedroom residence features over 5700 developed SF. The recent renovations are magnificent and must be seen to be appreciated. Special features include a "French Chateau" Kitchen, a hotel-sized hidden Butler's Pantry, a gigantic "his and hers" dressing room styled ensuite with a shower and opulent bathtub set between, folding doors leading out to an outdoor living room with a commercially engineered steel and concrete deck with automated louvres, screens and lighting, a heated 1200 SF RV/Garage / Workshop with 18 Foot Ceiling to accommodate lifts. Smart Home Control 4 Technology with Touch Screens throughout. The two-acre parcel showcases extensive stone retaining walls allowing for different levels of landscaped gardens and features a gated and fenced yard, a dog lovers paradise. There are so many beautiful attributes of this beautifully appointed home that are unlike any other.

Built in 2010

## Essential Information



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2240307                         |
| Price          | \$3,850,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 3                                |
| Half Baths     | 2                                |
| Square Footage | 3,214                            |
| Acres          | 2.01                             |
| Year Built     | 2010                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 12 Grandview Rise Sw    |
| Subdivision | Springbank              |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 0A8                 |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Other                                                                                       |
| Parking Spaces | 10                                                                                          |
| Parking        | Heated Garage, Oversized, Triple Garage Attached, Quad or More Attached, Workshop in Garage |
| # of Garages   | 7                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Chandelier, Crown Molding, Smart Home, Wired for Data, Wired for Sound |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Washer/Dryer Stacked, Bar Fridge, Built-In Refrigerator, Built-In Freezer, Double Oven, Garburator, Induction Cooktop, Instant Hot Water, Water Purifier, Water Softener                                                 |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                                                                                                                    |

|                 |                                                               |
|-----------------|---------------------------------------------------------------|
| Fireplace       | Yes                                                           |
| # of Fireplaces | 2                                                             |
| Fireplaces      | Family Room, Gas, Living Room, Mantle, Basement, Double Sided |
| Has Basement    | Yes                                                           |
| Basement        | Finished, Full, Walk-Out                                      |

## Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard, Storage, Dog Run, RV Hookup                            |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Lawn, Level, Many Trees, Views, Dog Run Fenced In, Sloped |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Stone, Stucco, Wood Frame, ICFs (Insulated Concrete Forms)                                   |
| Foundation        | Poured Concrete                                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 32              |
| Zoning         | R-1             |
| HOA Fees       | 800             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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