

\$2,298,000 - 3 Gracewood Grove, Rural Rocky View County

MLS® #A2267027

\$2,298,000

4 Bedroom, 4.00 Bathroom, 2,362 sqft
Residential on 2.44 Acres

Gracewood, Rural Rocky View County, Alberta

UNDER CONTRACT. Presenting a Modern Farmhouse acreage residence —unlike any other— situated on 2.44 acres of impeccably landscaped grounds in South Springbank. The property has undergone comprehensive renovations to the highest standards, ensuring exceptional attention to detail throughout the interior and exterior. The exterior architecture showcases a grand stone entrance matching the impressive Flagstone detailing featured on the front gate entrance. A dramatic wall of windows enhances the frontage, contributing to the property's distinguished and impressive street appeal. This four-bedroom residence offers over 3,500 square feet of meticulously finished living space, complemented by an attached three-car car enthusiasts dream garage and a dedicated shed for yard equipment. The main floor features two distinct family rooms, including one with a striking floor-to-ceiling Flagstone-clad fireplace that harmonizes with the home's exterior, a versatile south-facing den, and a spacious dining area with seamless access to outdoor living spaces. The kitchen is outfitted with premium appliances designed to accommodate a wide range of culinary activities. Throughout the home, the exquisite lighting embraces contemporary design trends and incorporates materials such as glass, polished chrome, brass and black metal. The upper floor has two children's bedrooms and a



distinguished primary suite, each offering expansive vistas of the surrounding grounds. The beautifully appointed “dog perch” is bathed in sunlight from the south facing wall of windows. The lower level is thoughtfully arranged for family activities, featuring a theatre-style media room, a versatile area well-suited for use as a playroom or fitness space, and a dedicated enclosed wine room designed to display curated collections. Additional amenities on this floor include a bedroom, a full bathroom, and a generous laundry area. Completing this property is an expansive outdoor living area exceeding 870 square feet, which includes a fully appointed kitchen featuring a Napoleon BBQ and Traeger Smoker, a substantial Flagstone gas fireplace paired with a 65-inch television conducive to hosting sporting events, and a built-in hot tub. The space is further enhanced by premium Kayu wood flooring, ambient LED lighting, remote-operated screens, and a louvred roof system and infrared heating. The grounds present flexible opportunities for active families, allowing for the future addition of amenities such as a sport court, ice rink, or swimming pool. Additionally, the existing wood-burning firepit provides year-round enjoyment of this exceptional setting. This family home has it all from quiet family gatherings to large entertaining events, within five minutes to schools and within eight minutes to major amenities and shopping.

Built in 1997

Essential Information

MLS® #	A2267027
Price	\$2,298,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,362
Acres	2.44
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	3 Gracewood Grove
Subdivision	Gracewood
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 2B1

Amenities

Parking	Driveway, Garage Door Opener, Heated Garage, Oversized, Asphalt, Electric Gate, Garage Faces Side, Insulated, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data, Smart Home, Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Washer, Window Coverings, Garburator, Tankless Water Heater, Wine Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Outside, Great Room, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Lighting, Built-in Barbecue, Covered Courtyard, Outdoor Kitchen
Lot Description	Corner Lot, Cul-De-Sac, Landscaped, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle, Metal
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	7
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.