

# \$1,090,000 - 71 Amber View, Rural Rocky View County

MLS® #A2224732

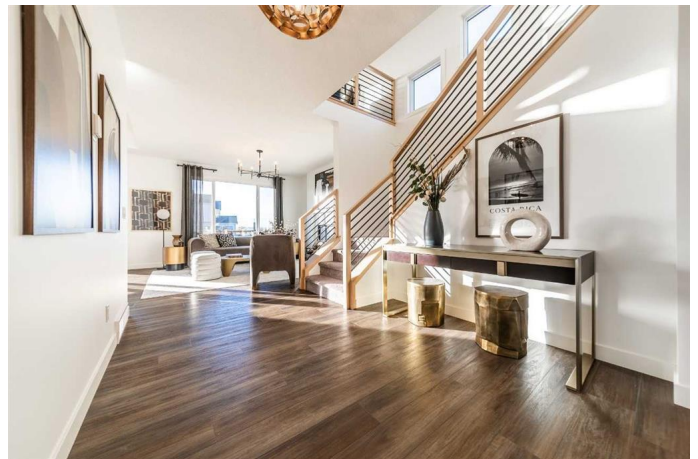
**\$1,090,000**

5 Bedroom, 4.00 Bathroom, 2,931 sqft  
Residential on 0.12 Acres

N/A, Rural Rocky View County, Alberta

Welcome to The Hunter—a dream home designed for large families who value space, comfort, and exceptional style. Built by a trusted builder with over 70 years of experience, this home showcases on-trend, designer-curated interior selections tailored for a custom feel. Featuring a full packages of smart home technology, this home includes a programmable thermostat, ring camera doorbell, smart front door lock, smart and motion-activated switches—all seamlessly controlled via an Amazon Alexa touchscreen hub. With a generous 3-car garage, two primary bedrooms, and a main floor bedroom with full bath (featuring a tiled walk-in shower), this home is made for families who need room to grow, gather, and stay connected. The chef-inspired executive kitchen stuns with a waterfall island, gas cooktop, built-in stainless steel appliances, and a separate spice kitchen with gas range—perfect for hosting and daily life. Soaring ceilings in the open-to-above dining room, a vaulted bonus room, and expansive windows fill the home with natural light. Unwind by the gas fireplace, or retreat to a spa-like ensuite with soaker tub and tiled walk-in shower with two glass walls. A spacious rear deck and thoughtful layout offer everything a growing family needs—luxury, functionality, and room to thrive. Photos are representative.

Built in 2024



**Essential Information**

MLS® #	A2224732
Price	\$1,090,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,931
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	71 Amber View
Subdivision	N/A
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4B5T5

**Amenities**

Amenities	None
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas

Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 26th, 2025
Days on Market	14
Zoning	TBD
HOA Fees	1800
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.