

# \$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

UNDER CONTRACT. 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, Quad or More Attached, Triple Garage Attached, Workshop in Garage
# of Garages	7

### Interior

Interior Features	Ceiling Fan(s), Chandelier, 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), Crown Molding, Smart Home, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Washer/Dryer Stacked, Water Softener, Double Oven, Induction Cooktop, Instant Hot Water, Water Purifier
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air

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

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage, Dog Run, Lighting, 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	34
Zoning	R-1
HOA Fees	800
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Coldwell Banker Mountain Central
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