

**12 Grandview Rise SW  
Rural Rocky View County, Alberta**

**MLS # A2170854**



**\$3,800,000**

<b>Division:</b>	Springbank		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,214 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Heated Garage, Oversized, Quad or More Attached, Triple Garage Attached,		
<b>Lot Size:</b>	2.01 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Lawn, Landscaped, Level, Many		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Haley Cabinets in Triple Car Garage		

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.