

# \$2,499,900 - 31074 Morgans View, Rural Rocky View County

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MLS® #A2232104

**\$2,499,900**

4 Bedroom, 5.00 Bathroom, 2,734 sqft  
Residential on 2.05 Acres

Morgans Rise, Rural Rocky View County,  
Alberta

Experience the ultimate in luxury living at 31074 Morgans View—an elegant 5,446 sq ft (total) custom walkout bungalow crafted by McKinley Masters, set on a premium 2-acre lot with panoramic, unobstructed mountain views. Every element of this home reflects timeless design, superior craftsmanship, and thoughtful planning.

The main level offers 2,734 sq ft of refined living space with soaring ceilings, rich millwork, and expansive southwest-facing windows that bathe the interior in natural light. The great room is anchored by a dramatic stone fireplace, while the gourmet kitchen impresses with a 48" WOLF double-oven gas range, SUB-ZERO fridge, large central island, custom cabinetry, and a butler's pantry. Adjacent to the kitchen, a sunlit family room opens to the covered balcony—perfect for seamless indoor-outdoor living. The formal dining room sets the stage for memorable entertaining, and the front den is ideal for a home office or library.

The main-floor primary suite is a true retreat, featuring mountain views, a 5-piece spa-inspired ensuite, in-floor heat, and a dream-worthy dressing room with built-in cabinetry and a packing island.

Downstairs, the fully finished walkout level includes three spacious bedrooms—each with private ensuite access—alongside a



large rec room, theatre room, wet bar, 450-bottle custom wine room, home gym, and an additional guest powder room. Radiant in-floor heat runs throughout most of the lower level, primary ensuite, and the oversized heated four-car garage, which was recently painted and resurfaced.

Additional features include a Control4 smart home system, expansive storage, beautifully landscaped grounds with irrigation, and exceptional privacy.

Located just 7 minutes from Calgary's West End and within easy reach of top-rated private schools, shops, and dining, Morgans Rise is one of Springbank's most sought-after communities.

Built in 2008

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2232104                         |
| Price          | \$2,499,900                      |
| Bedrooms       | 4                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 3                                |
| Half Baths     | 2                                |
| Square Footage | 2,734                            |
| Acres          | 2.05                             |
| Year Built     | 2008                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 31074 Morgans View      |
| Subdivision | Morgans Rise            |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |

Postal Code T3Z 0A5

### Amenities

Amenities None  
Parking Spaces 8  
Parking Heated Garage, Insulated, Quad or More Attached  
# of Garages 4

### Interior

Interior Features Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Walk-In Closet(s), Tray Ceiling(s)  
Appliances Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer  
Heating High Efficiency, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Gas, Mantle, Stone, Recreation Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, Private Yard  
Lot Description Back Yard, Front Yard, Landscaped, Treed, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 19th, 2025  
Days on Market 1  
Zoning R-CRD  
HOA Fees 1250  
HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

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