

\$1,700,000 - 243079 Horizon View Road, Rural Rocky View County

MLS® #A2239354

\$1,700,000

5 Bedroom, 4.00 Bathroom, 3,042 sqft
Residential on 2.40 Acres

Rosewood Estates, Rural Rocky View County,
Alberta

This exquisite family residence is situated on a picturesque 2.4-acre, pie-shaped lot that offers breathtaking panoramic mountain views. It boasts over 4,600 square feet of total living space, including a stunning custom-built sunroom with 23-foot high ceilings. Enclosed in glass, spanning 588 square feet, it features a gas fireplace, creating an idyllic oasis. Imagine indulging in the warmth of sunlight while surrounded by nature, all while enjoying the comforts of your own home. This epitome of luxury seamlessly blurs the lines between the outdoors and indoors.

Entertainment is abundant on the massive 3,000-square-foot wrap-around deck. The main floor presents an open concept great room and kitchen/nook, generously adorned with large windows that capture the breathtaking view. The primary bedroom on the main floor features four-piece ensuite and a walk-in closet, complemented by a living room, mud/laundry room, and a half bath.

The upper level comprises three bedrooms and a main bath. The fully finished walk-out basement offers a spacious fifth bedroom, an expansive family room, a wet bar, a three-piece bathroom, and a sauna.

The finishing touches include hardwood floors



throughout the main residence, including the primary bedroom, a slate fireplace surround, floor-to-ceiling kitchen cabinets, granite countertops, new stainless steel appliances, induction cook-top, air conditioning units, flat-finished ceilings, cornice moldings, remote blinds, LUX doors, and triple-pane windows. The metal roof boasts a 50-year warranty.

Extensively landscaped and amply treed, the west-facing yard features a large deck ideal for entertaining. The lower-level patio, fire pit, triple-attached garage, horseshoe pits, and ample space for play further enhance the outdoor living experience.

Discover the allure of Springbank in this exceptional residence. Within a mere seven minutes, you will find yourself at Aspen Landing, conveniently accessible to shopping and major routes, including Stoney Trail. Donâ€™t miss out on this exceptional Opportunity!

Built in 1994

Essential Information

MLS® #	A2239354
Price	\$1,700,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,042
Acres	2.40
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	243079 Horizon View Road
Subdivision	Rosewood Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3E 6W3

Amenities

Amenities	None
Parking Spaces	10
Parking	Garage Door Opener, Concrete Driveway, Driveway, Garage Faces Front, Oversized, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Master Downstairs, Sauna
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Washer/Dryer, Window Coverings, Double Oven, Induction Cooktop
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Mantle, Sun Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Landscaped, Many Trees, No Neighbours Behind, Private, Paved, Triangular Lot
Roof	Metal
Construction	Wood Frame, Metal Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	25

Zoning	1
HOA Fees	170
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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