

\$1,299,900 - 8 Crocus Ridge Point, Rural Rocky View County

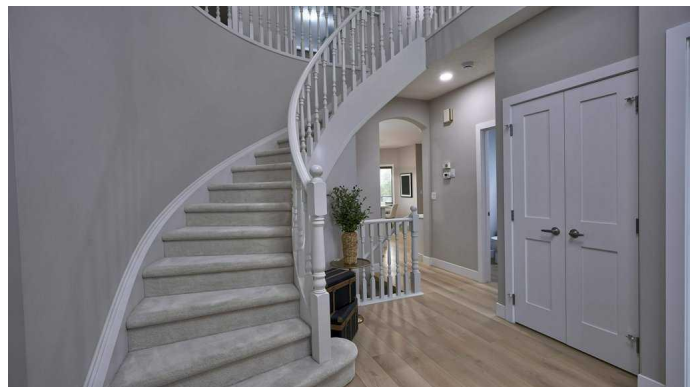
MLS® #A2253318

\$1,299,900

5 Bedroom, 5.00 Bathroom, 2,834 sqft
Residential on 1.98 Acres

Crocus Ridge Estates, Rural Rocky View
County, Alberta

OH SAT SEPT 5th 1-3PM - Set on just under 2 acres of meticulously landscaped grounds, this exceptional estate offers over 4,000 sq. ft. of developed living space and has been thoughtfully renovated to combine elegance, sophistication, and modern functionality. In 2023, \$44,000 in solar panels were installed, reducing electricity costs to just \$35/month. The home has undergone \$360,000 in comprehensive renovations, including major updates to the main floor, upper level, and basement, ensuring every detail exudes quality and style. Step inside to find 9-ft ceilings on the main floor and a dramatic two-storey cathedral entryway, creating a sense of grandeur and warmth. Formal living and dining rooms, provide perfect spaces for entertaining or quiet evenings at home. The gourmet kitchen is a chef's dream, featuring a center island, quartz countertops, designer tiled backsplash, stainless steel appliances and an abundance of storage, flowing seamlessly into a bright breakfast nook and expansive family room with a fireplace and built-ins. The main floor renovations in 2024 totaled over \$87,000, adding functional elegance throughout. Step outside to a 25 year warranted TimberTech deck spanning the length of the home, perfect for outdoor entertaining or relaxation, with views across the sprawling property. A large mudroom with



built-ins off the garage adds practicality, while a flexible front room can serve as an office, den, or bedroom. Upstairs, renovated in 2015 for over \$73,000, the home offers 4 bedrooms and 3 bathrooms. The master suite is a true sanctuary, featuring a luxurious renovated 4-piece ensuite and expansive walk-in closet. A second bedroom enjoys its own renovated 3-piece ensuite, while two additional bedrooms share a well-appointed 4-piece bathroom (with ensuite access from one of the bedrooms). A spacious laundry room completes the upper level. The walk-out basement, renovated in 2016 for \$34,000, is flooded with natural light from oversized windows and boasts 8-ft ceilings. It offers a sprawling rec room with newly installed wetbar, gym area, flex/storage room, bedroom, full bath and loads of storage, providing endless opportunities for leisure and relaxation. Additional highlights include an insulated triple-car garage with ample storage, North Springbank Water Co-op at \$50/month, recent septic cleaning and pump replacement (Jan 2025), Starlink Internet installation in 2023 (\$1250) and driveway sealant in 2024 (\$2500). The property features a small child/pet fence (50 ft x 35ft) plus an additional electric perimeter fence installed in 2017, as well as interior and exterior updates completed in 2014/2015 (\$114,000). Located in a serene setting, this property offers privacy and tranquility while being just minutes from top-rated schools, renowned golf courses, and only 5 minutes to Calgary. Upcoming Bingham Crossing lifestyle center, including Costco, just minutes away. Don't miss this opportunity to experience luxury acreage living at its finest.

Built in 2002

Essential Information

MLS® #

A2253318

Price	\$1,299,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,834
Acres	1.98
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	8 Crocus Ridge Point
Subdivision	Crocus Ridge Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1G4

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Satellite TV Dish
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full, Walk-Out
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Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	1
Zoning	R-CRD

Listing Details

Listing Office	Real Broker
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