

\$1,495,000 - 435 Rodeo Ridge, Rural Rocky View County

MLS® #A2255922

\$1,495,000

5 Bedroom, 3.00 Bathroom, 2,101 sqft
Residential on 0.27 Acres

Springbank Links, Rural Rocky View County,
Alberta

****OPEN HOUSE - Sun Sep 28**

(2-4pm)**Welcome to this custom-built 2003 bungalow with a walk-out basement, set in the quiet Springbank Links golf course community of Rodeo Ridge. Offering 2,101 sq ft on the main level and 4,129 sq ft of total living space on a 0.27-acre lot, this home blends timeless craftsmanship with modern updates and a setting that is second to none.

The location is ideal—park and greenspace across the street provide a peaceful outlook, while the very private backyard backs onto the ravine, the par-3 fifth hole of Springbank Links, and offers a beautiful water view of Emerald Bay.

Inside, the main floor is designed with 10'™ ceilings, a dramatic 14'™ barrel ceiling in the great room, slate, porcelain tile and berber carpet, and a bright, open floor plan. The great room, anchored by a Napoleon gas fireplace, flows into the custom kitchen—built onsite with maple cabinetry, granite countertops, and slate flooring that ties seamlessly into the bathrooms. Premium appliances include a stainless steel Thermador 5-burner gas cooktop with panelled hood fan, a stainless steel KitchenAid built-in electric convection oven/microwave combination (with convection and broil functions in the upper oven), a KitchenAid side-by-side refrigerator with water filtration, a stainless steel Bosch dishwasher,



and a garburator. A bright breakfast nook, formal dining room, walk-through pantry, main floor laundry, and a second bedroom or office complete the level.

The primary suite is a private retreat with serene golf course and water views. Its spa-inspired 5-piece ensuite features custom maple cabinetry, dual sinks with makeup vanity, a jetted tub, glass shower, and a generous walk-in closet.

The walk-out basement continues the thoughtful design with 9'™ ceilings, radiant in-floor heating, a second Napoleon gas fireplace, three additional bedrooms, a full bathroom and abundant living space for family or guests.

Every detail was chosen for comfort and convenience, including central air conditioning, a heated garage, structured Cat-5e wiring throughout (suited for home automation and whole-home audio), a professionally installed alarm system, built-in Vacuflo, and underground irrigation. Notable updates include a 50-year asphalt roof (2016), a new hot water tank (October 2024), a new furnace motor (November 2024), and a full interior repaint (March 2025). Families will appreciate access to highly rated Springbank schools with bus service available, including Springbank High—ranked in the top 5% of Alberta high schools by the Fraser Institute in 2024. Utilities and services include the Emerald Bay Water Coop (\$2,810/yr), Rodeo Ridge Condo Association (\$400/yr, covering garbage, recycling, and snow removal), and annual property taxes of \$5,513.

With 5 bedrooms, 3 full bathrooms, and a setting that combines golf course living with privacy and views, this Rodeo Ridge bungalow offers the perfect balance of luxury, lifestyle, and peace of mind.

Built in 2003

Essential Information

MLS® #	A2255922
Price	\$1,495,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,101
Acres	0.27
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	435 Rodeo Ridge
Subdivision	Springbank Links
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3G2

Amenities

Amenities	Clubhouse, Golf Course
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized, Workshop in Garage
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Refrigerator, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers, On Golf Course, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	16
Zoning	DC25,DC26

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.