

\$8,500,000 - 27 Escarpment Park, Rural Rocky View County

MLS® #A2082359

\$8,500,000

5 Bedroom, 7.00 Bathroom, 5,210 sqft
Residential on 13.99 Acres

Escarpment Estates, Rural Rocky View County, Alberta

In an age of instant gratification and quick production, it is wonderful to see construction governed only by quality of material and expert craftsmanship. This labor of love, resulting in a total of 11,713 sq. ft. of developed living space and taking more than three years to build, includes everything the owner ever wanted. Expansive 4 car garages on both sides draw your attention to the front entry. Passing through the five foot wrought iron entrance door, custom made by “Bella Grande Doors”, you enter a realm of tasteful design. The gleaming marble flooring in the foyer and flowing throughout the main floor, draws you into the 2-storey central great room. The captivating fireplace of solid white onyx with its carved mantles soars to the interlocking beauty of the coffered ceiling. Across from this are custom counterbalanced dual chandeliers lighting intimate separate dining tables. Around the corner is the kitchen with multitude cabinets and custom design features, high end appliances highlighted by an eight burner gas stove, a large eating nook set into an alcove of eight foot high Palladian windows. Beyond is the huge lounge area with windows on three sides showcasing the glorious 220 degree view of valleys and the Rocky Mountains. Just outside is the one hundred foot wide, patterned concrete deck. At the other end of the main floor is the primary suite with ivory



Travertine floors and the sleeping area set into a full Travertine featured wall. Centered across from the foot of the bed is the private relaxing library/lounge with its full wall custom cabinets and fireplace. Behind the bedroom feature wall is the 21 foot wide en suite complete with 16 foot wide double vanity/make up counter, oval jetted tub on a dais set into a pillared alcove backed by large bay windows, a large shower, and his and hers walk-in closets. Above the large foyer is a home office overlooking the main floor and the view beyond. Descending into the lower level, you are greeted by the large wet bar with its own interior sitting area and fireplace. Included in the lower level is a separate wine cellar with wrought iron door, large games and lounge area with ceramic tile patterned floor, 3 more bedrooms, 2 with their own full baths, a second laundry, a large "children's library", an exercise spa, a separate sauna and steam shower spa, a large craft room, and the glorious swimming pool. Set into an 83 by 38 foot high ceiling space is the 40 by 24 foot pool with inset hot tub and separate play area for children at the lounge end. All three floors can be accessed by an interior elevator. Heating bills have also been well considered with the entire home built with twelve inch ICF walls and the geothermal heat as a source for the in-floor heat throughout. The entire 14 acre parcel has white composite 4 rail fencing and cross fencing, perfect for watching your horses while enjoying the view. The western edge of Calgary and a Stoney Trail interchange is just a mere 5 kilometers away.

Built in 2008

Essential Information

MLS® #	A2082359
Price	\$8,500,000
Sold Price	\$7,500,000

Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,210
Acres	13.99
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	27 Escarpment Park
Subdivision	Escarpment Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3M7

Amenities

Parking Spaces	25
Parking	Concrete Driveway, Front Drive, Garage Faces Front, Gated, Heated Garage, Insulated, Oversized, Quad or More Attached, See Remarks

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Sauna, See Remarks, Tray Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Other, Range Hood, Refrigerator, Stove(s), Warming Drawer, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Make-up Air, Fireplace(s), Geothermal, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Basement, Bedroom, Decorative, Double Sided, Gas, Great Room,

Kitchen, Marble, Outside, See Remarks, See Through, Three-Sided, Wood Burning

Has Basement Yes

Basement Finished, Walk-Out

Exterior

Exterior Features Barbecue, Dog Run, Lighting, Private Yard

Lot Description Cul-De-Sac, Dog Run Fenced In, Lawn, No Neighbours Behind, Open Lot, Private, Secluded, See Remarks, Sloped, Views

Roof Concrete, Membrane

Construction ICFs (Insulated Concrete Forms), See Remarks, Stucco

Foundation ICF Block, See Remarks

Additional Information

Date Listed October 4th, 2023

Date Sold March 19th, 2024

Days on Market 166

Zoning CR

HOA Fees 0.00

Listing Details

Listing Office MAXWELL CANYON CREEK

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