

\$1,097,500 - 511 Rodeo Ridge, Rural Rocky View County

MLS® #A2095596

\$1,097,500

4 Bedroom, 3.00 Bathroom, 2,080 sqft
Residential on 0.30 Acres

Springbank Links, Rural Rocky View County,
Alberta

Rodeo Ridge is an enclave of 41 executive homes nestled in the Bow River Valley & surrounded by the Springbank Links Golf Course minutes from Calgary's Western limit, & 511 is the stunning walkout bungalow at the top of the street, a placement that provides unrivalled views. Step into this home & you are apt to be stopped in your tracks by this home's open floor plan & its maple hardwood floors & combination of flat, painted ceilings & birch & maple-clad vaulted ceiling & the limitless view of the Bow River Valley through the windows opposite. To your left, a large, sun-drenched home office complete with hanging cherrywood shelves under a hand-crafted window, to your right the powder room which facilitates that office, & the laundry room. Move into the house to find any chef's dream kitchen, complete with custom cherrywood cabinets, granite countertops, oversized centre island, huge pantry and an Electrolux fridge, Miele dishwasher & Viking gas over electric stove. Next comes the spacious dining area & more hanging shelves ideal for displaying your collectibles. From there step out onto the large central balcony & absorb the view of the beautifully landscaped, sandstone-wrapped rear yard or the river valley beyond, or cross the living room with its stainless steel-wrapped gas fireplace & enter the master suite with its soaker tub, separate



shower, hand-crafted vanity & built-in storage, & huge walk-in closet. Go down the spacious staircase, through the "landing"™ library into the large family room, complete with built-in entertainment centre, more bookshelves & more of the view. Explore the 3 warm & spacious bedrooms on this level & the large bathroom with its oversized shower, plumbed for steam. Step from the family room onto the ground-level cedar deck & pause in the shelter of the balcony or continue onto the rear yard & descend the sandstone stairs to the lower level, this one ideally-suited for a decorative fire-pit. Or go down to the cedar-over-concrete deck where you might put a hot tub, given the wiring is in place, or just tend herbs or flowers in the raised garden-box between that lower deck & the house. Or go back inside & explore the artist's™ studio with its built-in work surfaces & room for your pottery wheel or fly-tying equipment. Nearby you™ll find under-stair storage & wiring for a freezer, & inside the mechanical room you™ll find another storeroom alongside 2 new 40 gallon hot water tanks & the controls for the sub-floor heating as well as the forced-air furnace which helps heat & humidify this energy-efficient house. Emerald Bay Water & Sewer Co-op of @ \$260/month & Rodeo Ridge HOA of \$400/year. All of this is within easy reach of exceptional K-12 schools, the University of Calgary, all manner of shopping & downtown Calgary. This is a rare opportunity to live in a stunning, well-built, well-designed home with views that will inspire & relax you every day.

Built in 2010

Essential Information

MLS® #	A2095596
Price	\$1,097,500
Sold Price	\$1,049,500

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,080
Acres	0.30
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	511 Rodeo Ridge
Subdivision	Springbank Links
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3G2

Amenities

Amenities	Park
Parking Spaces	6
Parking	Double Garage Attached, Garage Faces Front, Oversized

Interior

Interior Features	Bookcases, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Front Yard, Garden, No Neighbours Behind, Landscaped, On Golf Course, Pie Shaped Lot, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 28th, 2023
Date Sold	January 30th, 2024
Days on Market	63
Zoning	DC25/DC26
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.