

\$3,500,000 - 201 Pinnacle Ridge Place, Rural Rocky View County

MLS® #A2096312

\$3,500,000

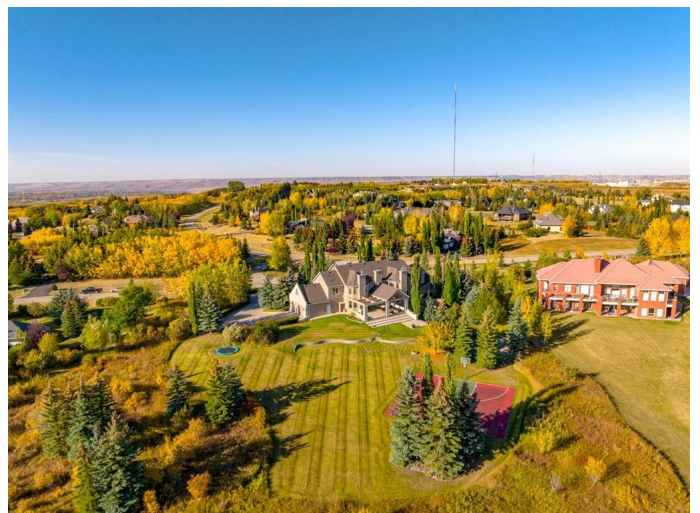
5 Bedroom, 6.00 Bathroom, 4,493 sqft
Residential on 1.98 Acres

Pinnacle Ridge, Rural Rocky View County,
Alberta

For the discerning buyer this exquisite estate home is minutes from west Calgary and the new Stoney Trail in the coveted community of Pinnacle Ridge, and is situated on two manicured acres with phenomenal privacy and expansive south and west views. With recent updates including wide plank white oak hardwood flooring, new luxury quartz countertops and lighting in the kitchen, new paint through most of the home, new roofing and new custom artisan crafted front entry door, this spectacular property is truly a must-see.

As you approach the property you notice the regal presence of the home with the full bed Tyndall stone exterior, pitched architectural details, grand front entrance staircase and circular driveway. Upon entering the foyer, you are struck by the thoughtfully crafted details in the home with the circa 1900 reclaimed brick wall and the beautiful juxtaposition of the mid century modern aesthetic.

Featuring over 6400sqft of total space and large principle rooms, the main floor is perfect for entertaining family and friends with open concept living featuring an expansive great room with wood burning fireplace, gourmet chef's kitchen with custom cherry cabinetry and new luxury quartz countertops, dedicated



dining room, sun drenched breakfast nook, and seamless flow to the heated slab exposed aggregate patio with covered space, wood burning fireplace and built-in BBQ, an ideal place for outdoor dining or relaxing rain or shine. Additionally the main floor hosts a large home office with custom built-ins and a family sized mudroom with extensive storage.

On the upper level are four bedrooms, all with large personal ensuites and walk-in closets, a loft space - perfect as a reading nook or homework area. The primary retreat is your place to unwind after a long day with an inviting sitting area featuring a gas fireplace, beautiful dressing room and spa-inspired 5 piece ensuite hosting travertine details, dual vanities and deluxe dual person Kohler jetted tub with waterfall feature.

The walk-out level is a recreation haven featuring in-floor heat throughout, a games area with sitting area, a media space, fitness area, wet bar and decadent wine cellar with approximately 2000 bottle capacity. The lower level also has a large flex room, great as a hobby room or a guest bedroom (no egress), expansive bath with multi-person steam room, and access to the south backing yard.

Garage parking for four vehicles are available in the two oversized heated garages which flank the home. The outdoor space hosts multiple conversation areas, fire pit, a basketball / sport court, in-ground trampoline and an abundance of room for special outdoor events. Professionally landscaped with serene wall fountain and basin and full irrigation throughout the exquisite two acres.

A truly spectacular estate home minutes from west Calgary amenities, the newly constructed Stoney Trail ring road and with outstanding access to the majestic Rocky Mountains.

Built in 1999

Essential Information

MLS® #	A2096312
Price	\$3,500,000
Sold Price	\$3,350,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,493
Acres	1.98
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	201 Pinnacle Ridge Place
Subdivision	Pinnacle Ridge
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3N8

Amenities

Amenities	None
Parking Spaces	8
Parking	Heated Garage, Oversized, Quad or More Attached

Interior

Interior Features	Bar, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Steam Room, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Fan Coil, In Floor, Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	5
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Basketball Court, Built-in Barbecue, Fire Pit, Lighting, Outdoor Kitchen, Playground, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	December 8th, 2023
Date Sold	March 19th, 2024
Days on Market	102
Zoning	R-CRD
HOA Fees	800.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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