

\$1,998,000 - 7 River Ridge Close, Rural Rocky View County

MLS® #A2102199

\$1,998,000

5 Bedroom, 4.00 Bathroom, 2,654 sqft
Residential on 2.01 Acres

River Ridge Estates, Rural Rocky View County, Alberta

Welcome to 7 River Ridge Close! Situated on one of the most picturesque lots in all of Springbank. Located on one of the established and secluded cul-de-sac™s with magnificent trees and rolling ravines, this special "Southern Styled" property could be your future family home! The yard is spectacular with expansive lawns, gigantic Spruce trees, columnar Aspen trees along the sidewalk, groves of trees set into the hillside and a lovely curved driveway leading to the carriage garage. A lower brick terrace to the South is the perfect spot for afternoon lunch while watching the children play in the backyard. If you are looking for quiet, and just the sounds of nature, this is your property! The upper deck expands across the entire backside of the house featuring three patio doors leading out to the bright and spacious outdoor "living room" area. Take a hike down the ravine, or through the neighboring estate areas, or down to the river. This is the quintessential acreage for those families that love to take their dogs for beautiful walks. The colonial architectural style of this classic home includes a captivating columned front veranda and curved brick steps ascending to the impressive curved front door. Features of this 4400 SF bungalow walk-out include THREE main floor bedrooms, TWO additional lower level bedrooms, FOUR full bathrooms, THREE



fireplaces, exceptional millwork detailing throughout, an entertaining lower level, and a designer Country Kitchen with a true Chefâ€™s butcher block island. A triple car heated attached garage along with another detached triple car CARRIAGE garage with a developed space above are a car-loverâ€™s dream. Homes like this only become available every 20 years! Donâ€™t miss this incredible opportunity to live in the heart of Springbank!

Built in 1996

Essential Information

MLS® #	A2102199
Price	\$1,998,000
Sold Price	\$1,935,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,654
Acres	2.01
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	7 River Ridge Close
Subdivision	River Ridge Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3K9

Amenities

Amenities	Other
Parking	Triple Garage Attached, Triple Garage Detached

Interior

Interior Features	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, Granite Counters, Kitchen Island, No Smoking Home, Wood Counters
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Fan Coil, In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Mixed, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Other
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Garden, Landscaped, Views
Roof	Cedar Shake
Construction	Mixed, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 18th, 2024
Date Sold	January 31st, 2024
Days on Market	12
Zoning	R-1
HOA Fees	300.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Coldwell Banker Mountain Central
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