

\$2,195,000 - 324 Morning Vista Manor, Rural Rocky View County

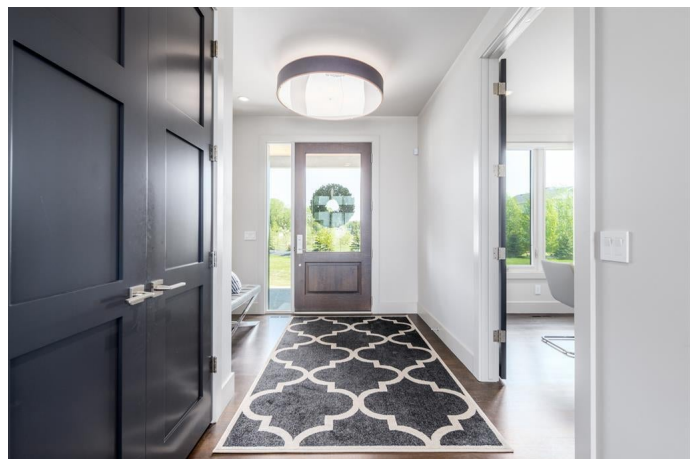
MLS® #A2104963

\$2,195,000

6 Bedroom, 4.00 Bathroom, 2,649 sqft
Residential on 1.98 Acres

Springbank, Rural Rocky View County, Alberta

Welcome to this stunning 6-bedroom walk-out bungalow nestled in central Springbank's Morning Vista Estates. This custom home offers the perfect blend of modern luxury, impeccable craftsmanship, and beautiful mountain views. As you step into the foyer, you will be captivated by the spaciousness and elegance of the open floor plan. The main level boasts soaring cathedral ceilings, ample lighting, and large, plentiful windows that flood the space with natural light. The main floor consists of gorgeous site finished hardwood, a natural stone fireplace with timber mantel, and custom cabinets and drapery in the great room. The gourmet kitchen features top-of-the-line stainless steel Wolf and Subzero appliances, a custom-made hood fan, an oversized island, Brazillian white Macabus quartzite countertops, and Denca cabinets with interior lighting. Adjacent to the kitchen is a stylish dining area, perfect for hosting intimate dinners or entertaining guests. Large patio doors off the eating area open up to a spacious balcony with panoramic views of majestic mountains in the distance. The primary bedroom is a tranquil oasis, complete with a luxe walk-in closet with built-in cabinets from top to bottom. The ensuite bathroom features a spa-like soaker tub, a steam shower, dual sinks, tons of storage space, and an additional vanity. Also on the upper level is a beautiful and spacious laundry & mudroom



area, complete with built-in custom storage organizers, cabinetry, and stone counters. Step into the massive quad garage with in-floor heat and an abundance of lighting. It is fully finished with painted drywall, baseboards, epoxy flooring, floor drains, sink, as well as a custom-built shoe rack and sports lockers. The lower level is a versatile space that includes a rec area and a custom entertainment centre with 6-zone in-ceiling speakers. There are additional outdoor speakers on the upper deck and walk-out patio. Conveniently added, is a full bar with a sink, fridge, microwave, and dishwasher. Also included is a wine/cold room and a large storage room, both with custom shelving. All 4 basement bedrooms have walk-in closets with custom wood shelving and built-ins. The two bathrooms include quartz countertops and tile floors, and there is in-floor heating and carpet throughout. The carpet is 100% wool and therefore naturally hypoallergenic. Enjoy your own personal home gym with a full wall mirror. Access the covered walk-out patio, where you can relax, host barbecues, or simply bask in the serenity of the surroundings. Conveniently located in a coveted acreage community, this home offers easy access to desirable private and public schools, golf courses, Springbank Park for All Seasons, and the new Costco - coming soon. Enjoy being 25 minutes to downtown Calgary, or 45 Mins to the mountains, while still being on your private acreage oasis.

Built in 2016

Essential Information

MLS® #	A2104963
Price	\$2,195,000
Sold Price	\$2,150,000
Bedrooms	6
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,649
Acres	1.98
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	324 Morning Vista Manor
Subdivision	Springbank
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0B2

Amenities

Amenities	Other
Parking Spaces	8
Parking	Driveway, Heated Garage, Oversized, Quad or More Attached, RV Access/Parking

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	High Efficiency, In Floor, Fireplace(s), Hot Water, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Fire Pit
Lot Description	Backs on to Park/Green Space, Landscaped, Open Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	February 23rd, 2024
Days on Market	14
Zoning	R-CRD
HOA Fees	1200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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