

\$1,699,900 - 207 Alandale Place Sw, Rural Rocky View County

MLS® #A2104971

\$1,699,900

6 Bedroom, 4.00 Bathroom, 2,865 sqft
Residential on 1.99 Acres

Alandale Estates, Rural Rocky View County,
Alberta

Welcome to Alandale, ideally situated in Central Springbank, just 5 minutes away from all your essential needs! This meticulously upgraded and lovingly cared-for family home offers both convenience and luxury. Park effortlessly in your attached heated triple garage and stow away additional belongings in your heated double detached garage. Upon entering the grand foyer, the meticulous attention to detail and thoughtful renovations for family functionality become evident.

The Chef's kitchen is a highlight, featuring a new induction cooktop, gourmet Miele and Subzero appliances, exquisite countertops, and stylish accents. Family meals are a delight in the bright dining area, surrounded by spectacular newer triple-glazed windows offering breathtaking views. The main floor also encompasses an office, living and family spaces, a powder room, and a spacious mudroom with a laundry area.

Venturing upstairs reveals four generous bedrooms, with the primary bedroom boasting a custom walk-in closet and a new ensuite adorned with luxe finishes. The remaining three bedrooms share a well-appointed main bath. The walkout basement adds to the allure with two additional bedrooms, a new bathroom, and a sprawling open games and



recreation area. Additionally, there is a flex space which is perfect for the home gym or hobby enthusiast.

This home seamlessly transitions entertaining spaces outdoors, making it an entertainer's dream. The backyard serves as a year-round oasis, ensuring complete privacy with mature trees and stunning landscaping. Experience the serenity of acreage living coupled with modern convenience, thanks to the Husqvarna Auto Mowing System and invisible fencing.

Purchase with confidence, as this property has undergone extensive renovations and updates, including a new roof, windows, eavestroughing, gemstone lights, bathrooms, and more! Located just 5 minutes from the new ring road, esteemed Springbank schools, the Springbank Park for All Seasons, and a variety of shops and dining options on Calgary's western edge. Don't miss the opportunity to make this your dream home! Call your favourite agent today for a private tour and additional details on this unicorn of a property.

Built in 1991

Essential Information

MLS® #	A2104971
Price	\$1,699,900
Sold Price	\$1,600,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,865
Acres	1.99
Year Built	1991
Type	Residential

Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	207 Alandale Place Sw
Subdivision	Alandale Estates
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z3L9

Amenities

Parking Spaces	10
Parking	Double Garage Detached, Heated Garage, Oversized, Triple Garage Attached

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings
Heating	Boiler, In Floor, Fireplace(s), Hot Water, Natural Gas, Radiant
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Yard, Dog Run Fenced In, Few Trees, Lawn, Garden, No Neighbours Behind, Landscaped, Many Trees, Private, See Remarks, Treed
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 2nd, 2024
Date Sold	April 10th, 2024
Days on Market	68
Zoning	R-CRD
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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